



Mulberry Way, Branston,
Burton-on-Trent



3



2



1

£240,000



Key Features

- Three Bedroomed Semi Detached Home
- Master Bedroom With En-Suite
- Large Garden Plot With Detached Office/Garden Room
- Driveway Providing Off Road Parking
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bed roomed semi detached modern home which occupies a popular and convenient position close to a good array of amenities and facilities. The accommodation in brief comprises: - spacious entrance hall with guest cloak room off, breakfast kitchen, good sized rear sitting room and on the first floor a landing leads to three bedrooms, en-suite to master bedroom and family bathroom. Outside to the front is a small fore garden with an adjacent driveway providing ample parking. To the rear is a good sized enclosed garden screened by timber fencing and featuring good sized paved patio and decking area and the rest is mainly laid to lawn. There is a detached building at the far extent of the garden which could easily be used as a work from home office.

Accommodation In Detail

Composite entrance door with obscure Upvc double glazed light to side leading to:

Entrance Hall

having staircase rising to first floor, useful understairs storage cupboard, fitted smoke alarm and one central heating radiator.

Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, obscure Upvc double glazed window to side elevation and fitted extractor vent.

Breakfast Kitchen

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit with mixer tap over, four ring gas hob with electric oven under and extractor over, one central heating radiator, fitted smoke alarm and Upvc double glazed window to front elevation.

Rear Sitting Room 3.28m x 4.63m (10'10" x 15'2")

having large Upvc double glazed French doors opening out to the rear garden with double glazed lights to side and one central heating radiator.

On The First Floor

Landing

having access to loft and fitted smoke alarm.

Master Bedroom

having Upvc double glazed window to front elevation, one central heating radiator and range of mirror fronted double wardrobes.

En-Suite Shower Room

having suite comprising vanity wash basin with cupboard under, low level wc, shower enclosure with fitted electric shower, obscure Upvc double glazed window to front elevation, ladder towel radiator and fitted extractor vent.

Bedroom Two 3.1m x 2.73m (10'2" x 9'0")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 1.87m x 3.3m (6'1" x 10'10")

having Upvc double glazed window to rear elevation and one central heating radiator.

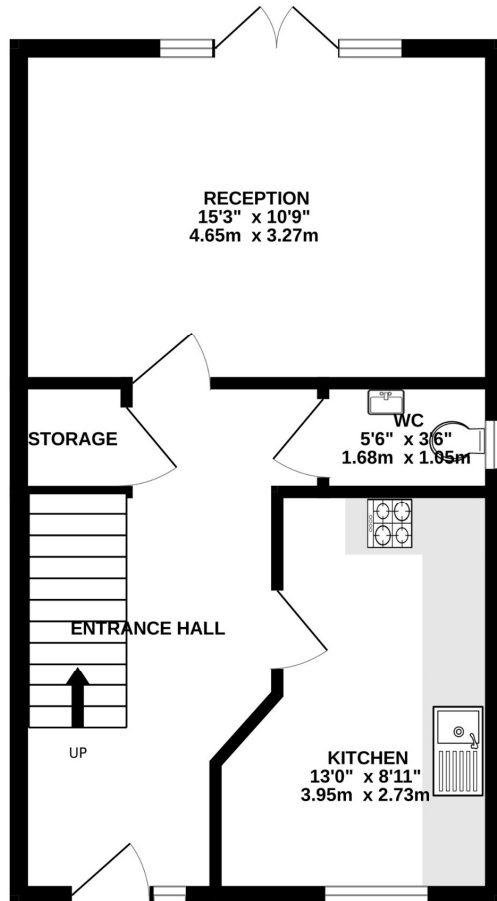
Bathroom

having three piece white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, heated ladder towel radiator, obscure Upvc double glazed window to side elevation and fitted extractor vent.

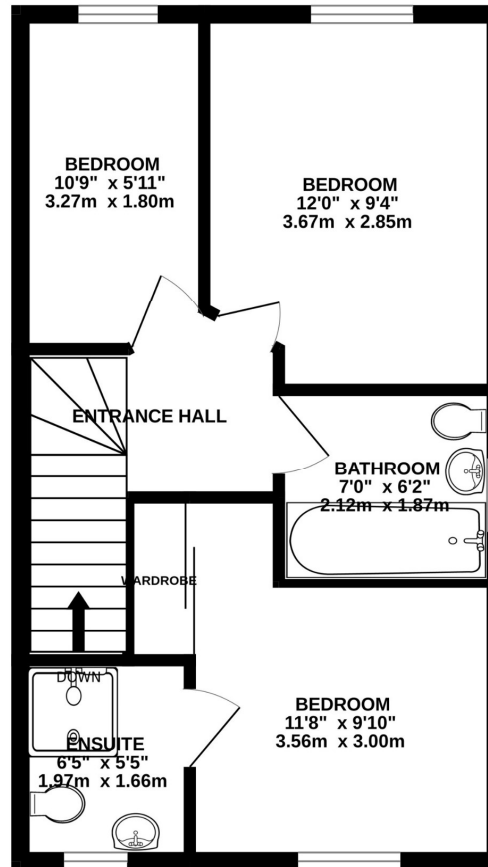
Outside

To the front of the property is a small for garden with an adjacent driveway providing ample parking. To the rear is a large patio and decking area, lawned area and is enclosed by timber fencing. To the far extent of the garden is a separate detached building which could be utilised as a work from home office. There is external water and power.

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

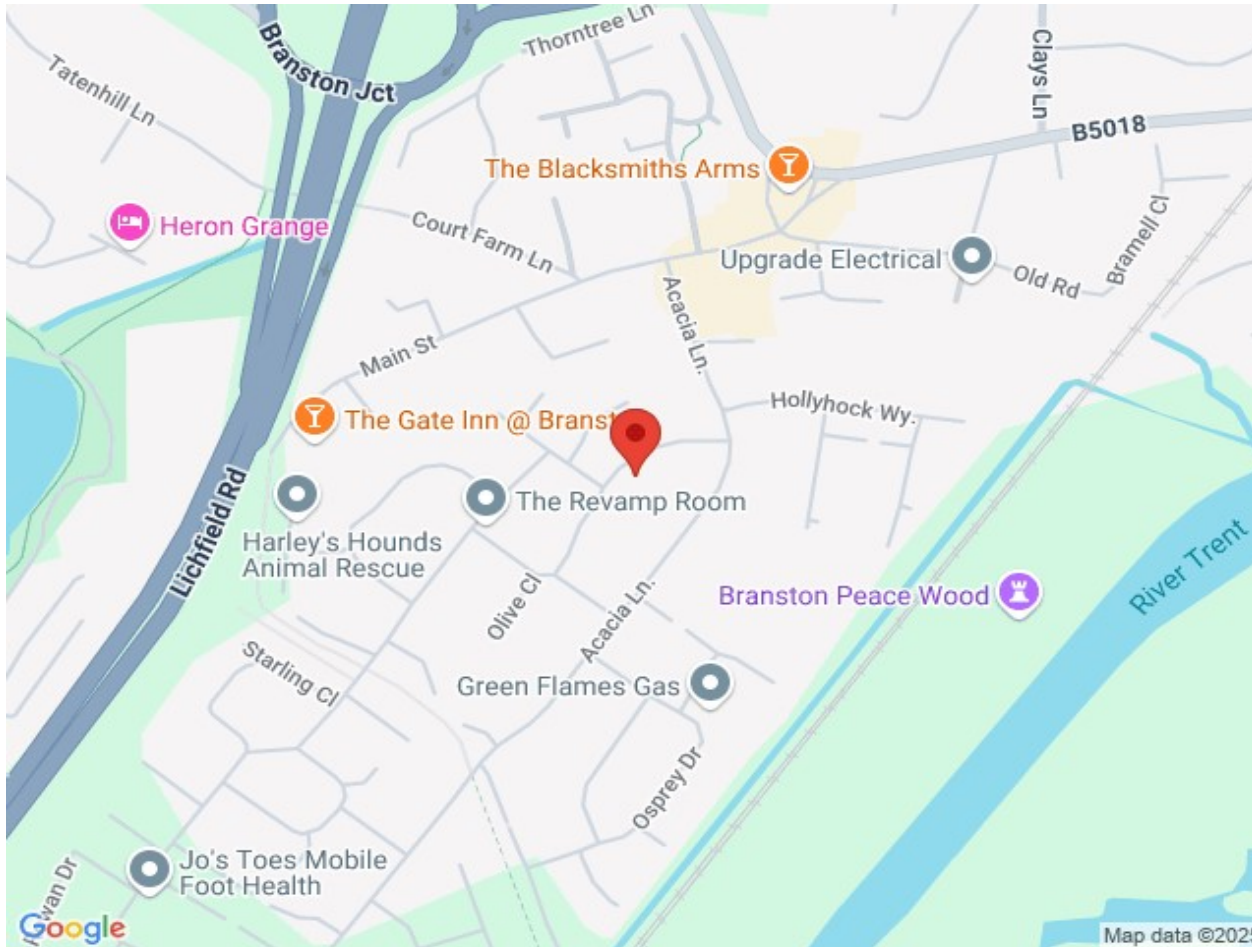


1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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