



Osprey Drive, Branston,
Burton-on-Trent

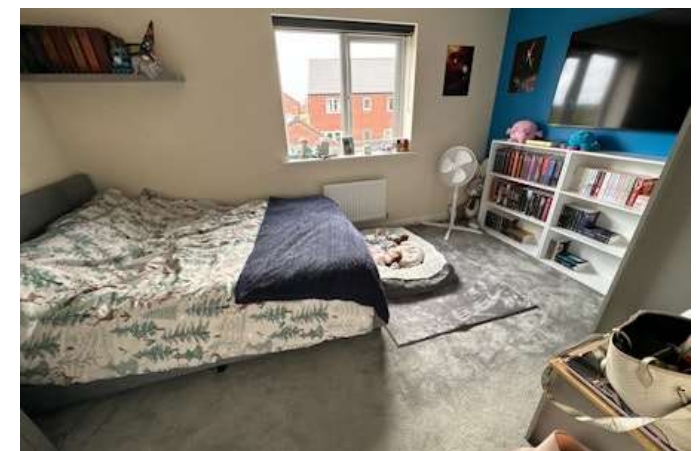


£210,000



Key Features

- Modern Starter Home
- Pleasant Fringe Of Development Position
- Two Bedrooms
- Enclosed Landscaped Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Off Road Parking For Two Vehicles
- EPC rating B
- Freehold





Situated upon the fringe of this popular modern development this well presented two bedroomed starter home offers the benefit of a larger than average garden plot. The property in brief comprises: - entrance hall, guest cloak room, good sized lounge, large dining kitchen and on the first floor a landing leads to two good sized bedrooms and bathroom. Outside to the front is parking allocation for two vehicles and to the rear is a landscaped garden and a further enclosed lawned garden included within the sale.

Accommodation In Detail

Open Canopied Entrance

having composite entrance door with double glazed top lights leading to:

Entrance Hall

having one central heating radiator and fitted smoke alarm.

Guest Cloak Room

having low level wc with concealed cistern, pedestal wash basin, one central heating radiator and fitted extractor vent.

Reception Room

having Upvc double glazed window to front elevation, staircase rising to first floor, one central heating radiator, fitted smoke alarm and thermostatic control for central heating.

Breakfast Kitchen 4.01m x 3.35m (13'2" x 11'0")

having a range of two tone grey base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, stainless steel sink and draining unit, low intensity spotlights to ceiling, integrated fridge/freezer, plumbing for washing machine, high gloss ceramic tiling to floor, Upvc double glazed French doors with double glazed lights to either side leading out to the rear garden and cupboard housing fitted Ideal Logic condensing combi gas fired central heating boiler.

On The First Floor

Landing

having access to loft space, fitted smoke alarm, one central heating radiator and large full height storage cupboard with fitted shelving.

Master Bedroom 2.68m x 4.01m (8'10" x 13'2")

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

Bedroom Two 4.03m x 2.4m (13'2" x 7'11")

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

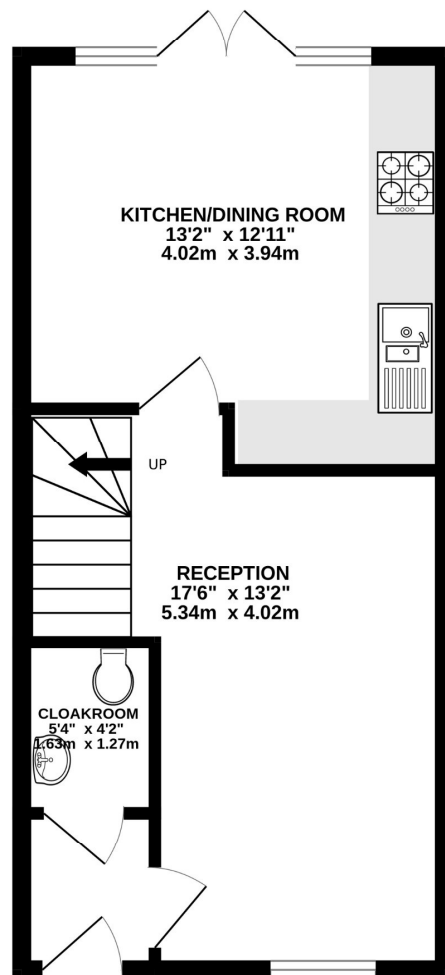
Bathroom

having modern white suite comprising panelled bath with thermostatic controlled shower over, pedestal wash basin, low level wc with concealed cistern, one central heating radiator, high gloss ceramic tiling to floor, low intensity spotlights to ceiling and fitted extractor vent.

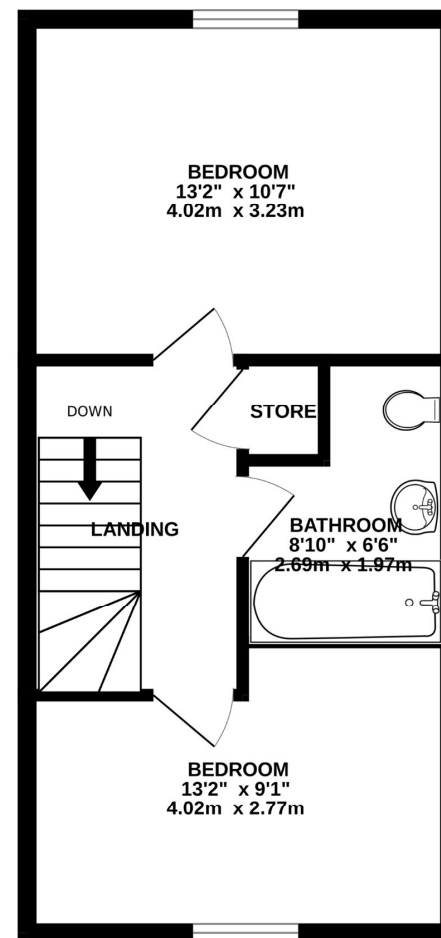
Outside

To the front of the home is a driveway providing ample parking. To the rear is a landscaped garden which is well screened by timber fencing and features a large Sandstone patio and lawned area. A further parcel of garden is a particular further feature of the sale.

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

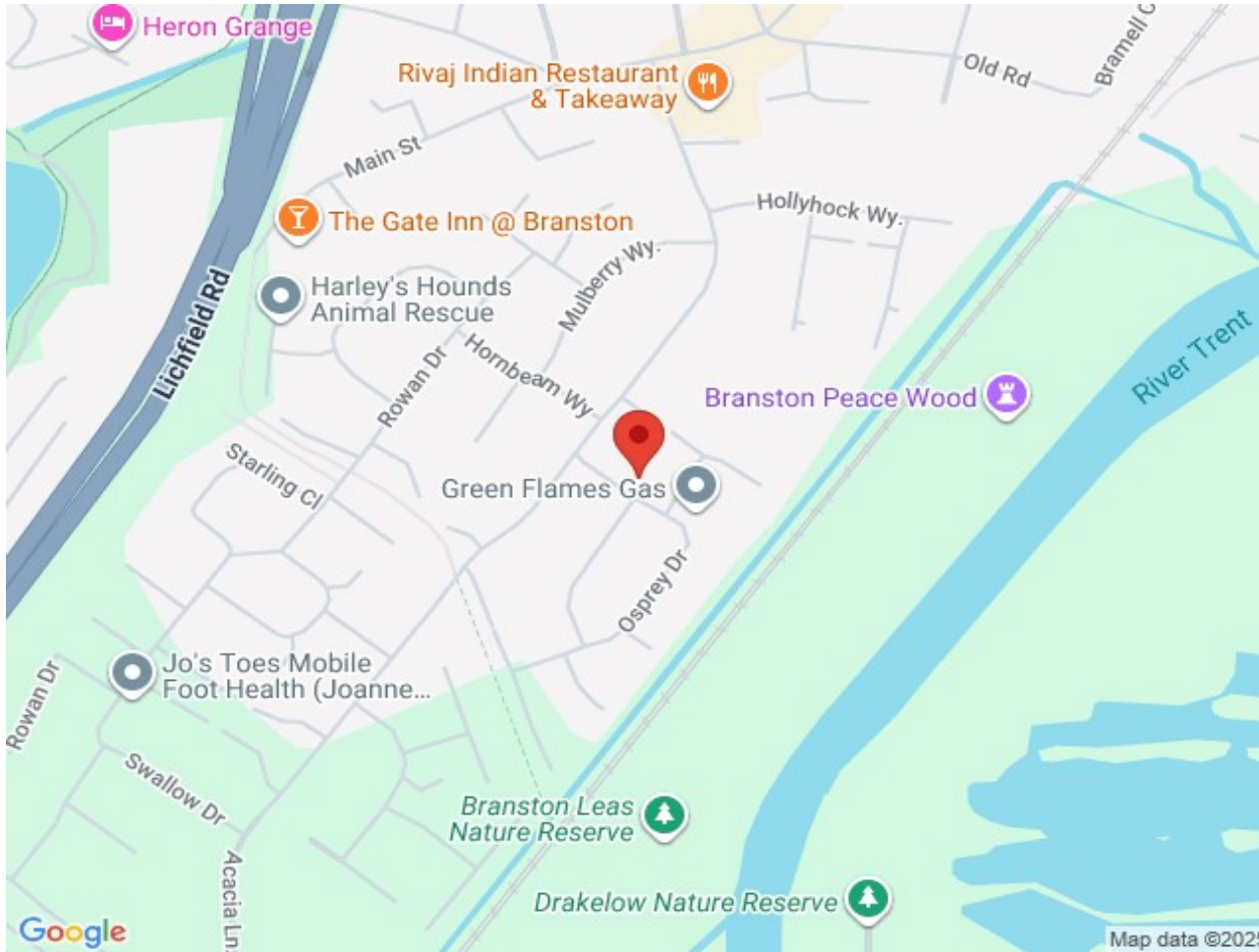


1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.