



Riverside Drive, Branston BURTON-ON-TRENT DE14 3EP

welcome to

Riverside Drive, Branston BURTON-ON-TRENT

This executive four bedroom detached property located in the popular residential location of Branston, boasts plentiful accommodation, as well as off-road parking for multiple vehicles and a private and enclosed rear garden with a shed and canopy seating area. This is not a property to miss!



Entrance Hall

Entrance hall with doors to the lounge and study, and stairs to the first floor. With carpeted flooring and a radiator.

Lounge

12' 9" x 12' (3.89m x 3.66m)

With a feature log burner, wood laminate flooring, a double glazed window to the front, a radiator, and a door through to the kitchen diner.

Kitchen Diner

24' 10" x 10' (7.57m x 3.05m)

Kitchen diner comprising of a fitted kitchen with a range of matching, soft close, base, wall, and drawer units, an integrated fridge freezer, an overhead extractor hood, a sink set in a base unit, a range cooker, and space for further appliances, with a breakfast bar, tiled flooring, and a double glazed window to the rear in the kitchen. The dining area shares the feature log burner with the lounge, and has two sets of french doors leading out to the rear garden, as well as an understairs storage cupboard, wood laminate flooring, and a radiator.

Study

8' x 8' (2.44m x 2.44m)

Additional reception room/study, with carpeted flooring, a double glazed window to the front, a radiator, and a door through to the cloakroom.

Cloakroom

Ground floor cloakroom, with a w/c, wash-hand basin, tiled flooring, and spotlights to the ceiling.

Landing

First floor landing giving access to all four bedrooms and the family bathroom, with carpeted flooring.

Bedroom One

12' x 7' 10" (3.66m x 2.39m)

Double bedroom with wood laminate flooring, a double glazed window to the front, a radiator, an opening through to the dressing room, and a door through to the ensuite.

Dressing Room

6' x 7' 9" (1.83m x 2.36m)

Dressing room to bedroom one, with space for wardrobes, and a door through to the ensuite.

Ensuite

With a double shower with a rainfall shower head, a w/c, a wash-hand basin set in a storage cabinet, an extractor fan, a frosted double glazed window to the rear, fully tiled walls, wood laminate flooring, spotlights to the ceiling, and a radiator.

Bedroom Two

12' x 9' 7" (3.66m x 2.92m)

Double bedroom with a double glazed window to the front, carpeted flooring, and a radiator.

Bedroom Three

12' x 9' 7" (3.66m x 2.92m)

Double bedroom with a double glazed window to the rear, carpeted flooring, and a radiator.

Bedroom Four

9' x 6' (2.74m x 1.83m)

With a double glazed window to the front, carpeted flooring, and a radiator.

Bathroom

Family bathroom comprising of a w/c and wash hand basin set in a base unit with a storage cabinet, a bath with overhead shower and a rainfall shower head, a frosted double glazed window to the rear, an extractor fan, part-tiled walls, tiled flooring, and a radiator.

External

To the front, the driveway is patio paved, and provides off-road parking for multiple vehicles, as well as allowing access to the gated side alleyway leading through to the rear garden.

To the rear, the spacious garden is mainly laid-to-lawn, with a patio area and walkway, leading to a seating area at the end of the garden, covered by a wooden gazebo that doubles as a wood store, and

has power, lighting, and heating. There is also a large shed at the end of the garden. The garden itself is enclosed and private, and bordered with flowerbeds.



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welcome to

Riverside Drive, Branston BURTON-ON-TRENT

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- KITCHEN DINER
- BATHROOM, CLOAKROOM, AND MASTER ENSUITE
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108644 - 0006

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