

Plot 26, Fairfields, Branston, Burton on Trent, Staffordshire, DE14 3PE  
£204,995





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**£204,995**

**Council Tax Band:**

'The Attenborough' is ideal for First Time Buyers, and Small Families and it is available immediately!!

Built by Peveril Homes and situated on the sought-after Fairfields Development just off Clays Lane in Branston Village, this modern open-plan two bedroom mews property, pairs luxury with convenience.

Set over 930sq ft of floor area, the property in brief comprises of a stunning open plan living/dining/kitchen space, cloakroom WC, two good sized double bedrooms including master with en-suite, a spacious and modern bathroom, and parking for two cars on the front.

If you would like to move, but still need to sell your property, ask us about the assisted move option.

**LAST FEW REMAINING PLOTS!**

Reserve and receive, flooring, & £1,000 towards legal fees!\*

Reserve with only £99

**Location.**

Nestled in the heart of the charming old Branston village, this property benefits from a desirable location with great access to the A38 for seamless onward travel. The village itself boasts a range of amenities, including a Co-op for everyday essentials, a bakery offering delectable treats, a selection of restaurants, eateries, and cafés for dining out in style. Furthermore, residents will appreciate the convenience of a nearby doctors' surgery, a pharmacy, and a local church, fostering a strong sense

of community.

**Rooms**

Kitchen / Dining 3.70m (max) x 4.69m - 12'2" (max) x 15'5"

Lounge Area 3.81m x 5.29m (min) - 12'6" x 17'4" (min)

Master Bedroom 3.60m x 3.01m - 11'10" x 9'11"

Bedroom 2 2.95m (max) x 4.75m (max) - 9'8" (max) x 15'7" (max)

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

**\*\*Money Laundering Regulations 2003:\*\***

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which



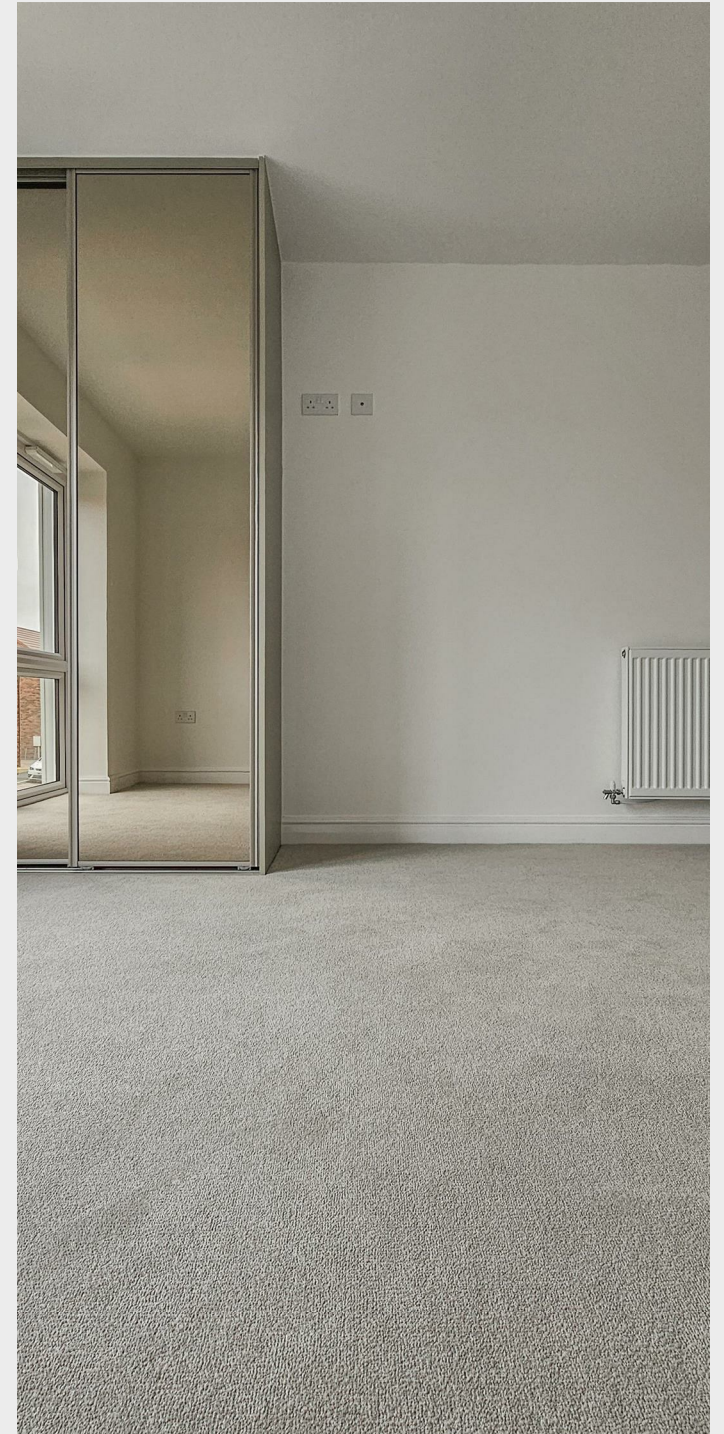


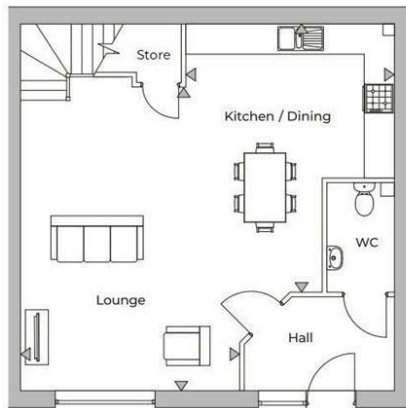




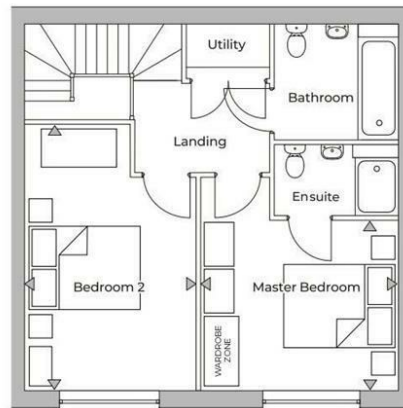
serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.







GROUND FLOOR



FIRST FLOOR

FAIRFIELDS

ATTENBOROUGH

Room	Measurements	
Kitchen / Dining	3.70m (max) x 4.69m	122" (max) x 15'5"
Lounge Area	3.81m x 5.29m (min)	12'6" x 17'4" (min)
Master Bedroom	3.60m x 3.01m	11'10" x 9'11"
Bedroom 2	2.95m (max) x 4.75m (max)	9'8" (max) x 15'7" (max)

**Plots** 14, 16, 17(H), 18(H), 20(H), 21, 22(H), 25, 26, 27(H), 30, 31, 32(H), 35, 36(H), 37, 38(H), 39



Photographs shown are from existing Peveril Homes developments. Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and maybe detached, semi-detached or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and maybe subject to change. Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	