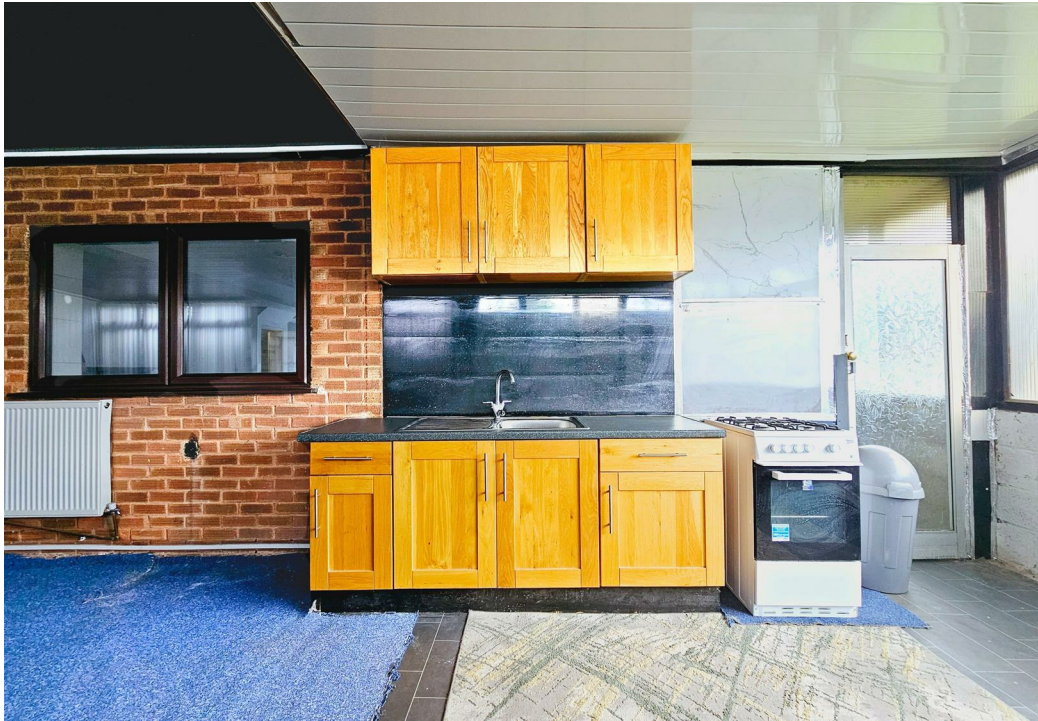


Burton Road, Branston, DE14 3DR
Offers Over £250,000



Burton Road, Branston, DE14 3DR

Offers Over £250,000
Council Tax Band: C

This exceptionally large semi-detached residence offers abundant living space, encompassing 3 floors. The property boasts open plan living, with a huge 30ft lounge, plus a spacious kitchen-dining area, a bathroom as well as 4 bedrooms when including the loft conversion. As well as this the rear gardens are some of the largest in the area, leaving ample room for extensions, relaxing and children to play. Moreover, there is an impressively sized outbuilding that could be used as a gym, man cave, storage or workshop. The property is ideally suited for a large family. Situated away from the main road in a secluded corner plot at the back of a Cul-de-Sac, this property provides private parking and convenient access to schools, with Paget High being a 1 minute walk, and Rykneld Primary a 5 minute walk. There are also local conveniences such as a Sainsburys Local, Co-Op, Birds Bakery, café's restaurants and the Branston Golf and Country Club with gym, pool, and leisure facilities.

Property Details:

This generously sized semi-detached home, boasting 4 bedrooms, caters to those in pursuit of spacious living quarters. Featuring a 30ft reception room and an expansive kitchen-dining area, excellent for entertaining guests and quality time with family.

Up to the first floor, you'll discover three generously proportioned bedrooms, each equipped with central heating radiators and double-glazed windows, ensuring comfort and coziness. The family bathroom incorporates a low-level W.C, basin and bath-tub. and a side-facing window, adding natural light.

Notably, this property includes an attic room, accessible via a staircase/ladder, offering an ideal space for a private office or an additional bedroom with the correct permissions, there are roof windows for light, and the space is carpeted. It also can be easily developed to add storage space besides the rafters.

Outside the front elevation there is parking for 2 cars, and side access through a substantial gateway leading to the spacious rear garden. The rear of the property is especially spacious, will a well-kept lawn, and the space available is perfect for further development of the building. The garden also features a sizable outbuilding with UPVC windows and bi-fold doors, supplying valuable storage options and serving as a canvas for

numerous potential uses and renovations.

Additional Information:

Tenure- Freehold

EPC Rating- E

Council Tax Band- C

Local Authority Area: East Staffordshire

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.

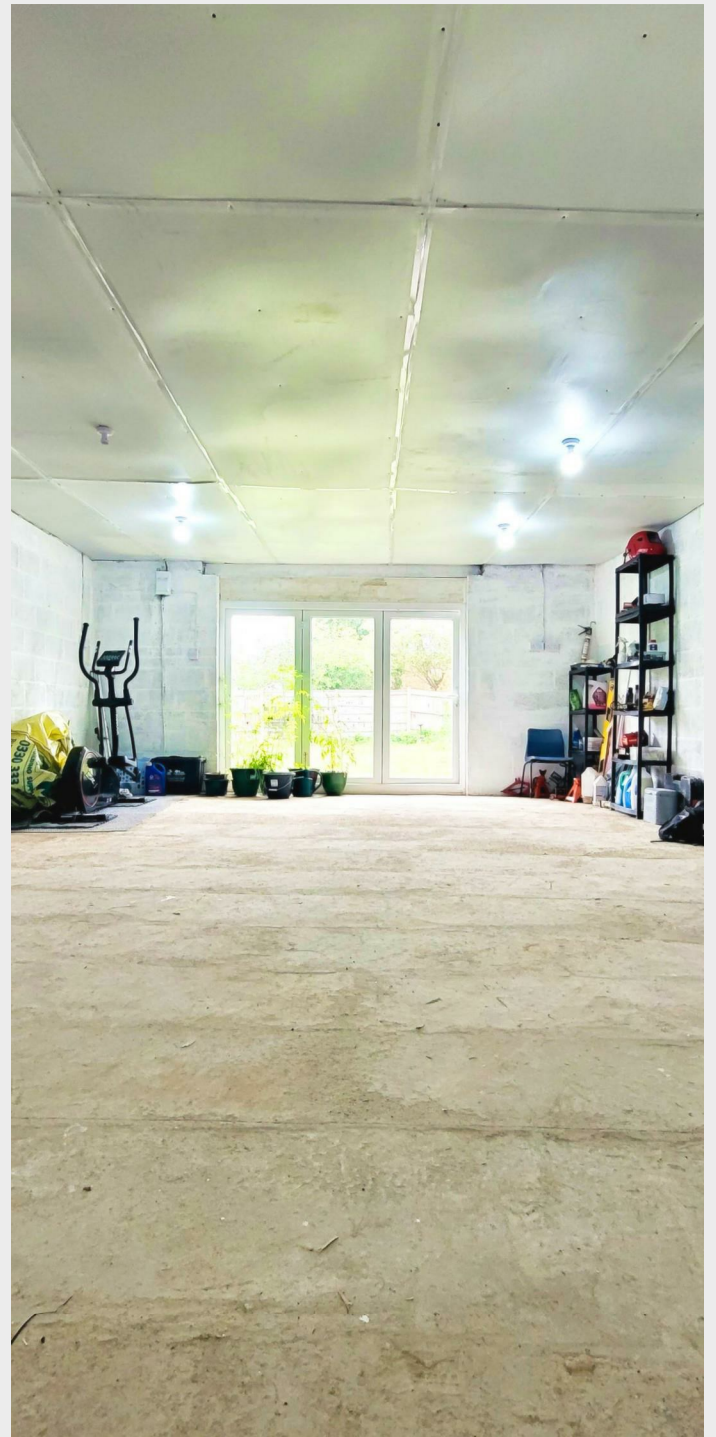
Floorplans:

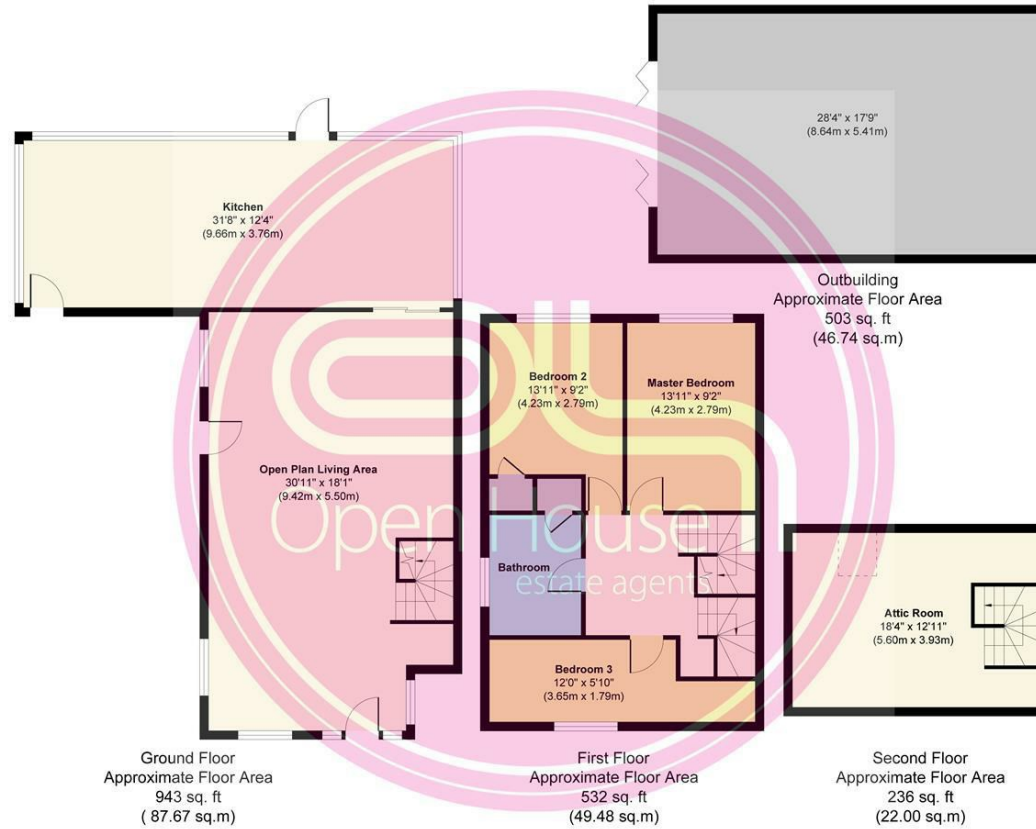
We take pride in providing floorplans for all our property particulars, which





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





Approx. Gross Internal Floor Area 2214 sq. ft / 205.89 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, unauthorised reproduction is prohibited.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	53	
England & Wales		EU Directive 2002/91/EC