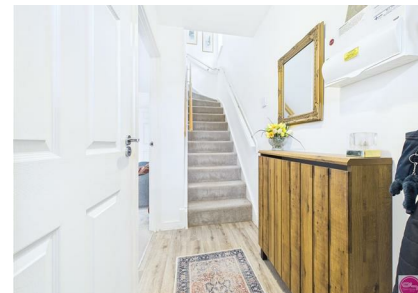


Osprey Drive, Branston, DE14 3RQ

£250,000

Council Tax Band: C



Tucked away on a modern development in Branston, this beautifully presented three-bedroom end-terrace property is an ideal family starter home. Offering a generous layout across two floors, it features a spacious lounge, contemporary kitchen diner, en suite to the principal bedroom, and two further well-proportioned bedrooms. The rear garden has been smartly landscaped, and the home benefits from driveway parking and a detached garage. Located conveniently for local schools, shops, parks, and major road networks, this is a home not to be missed.

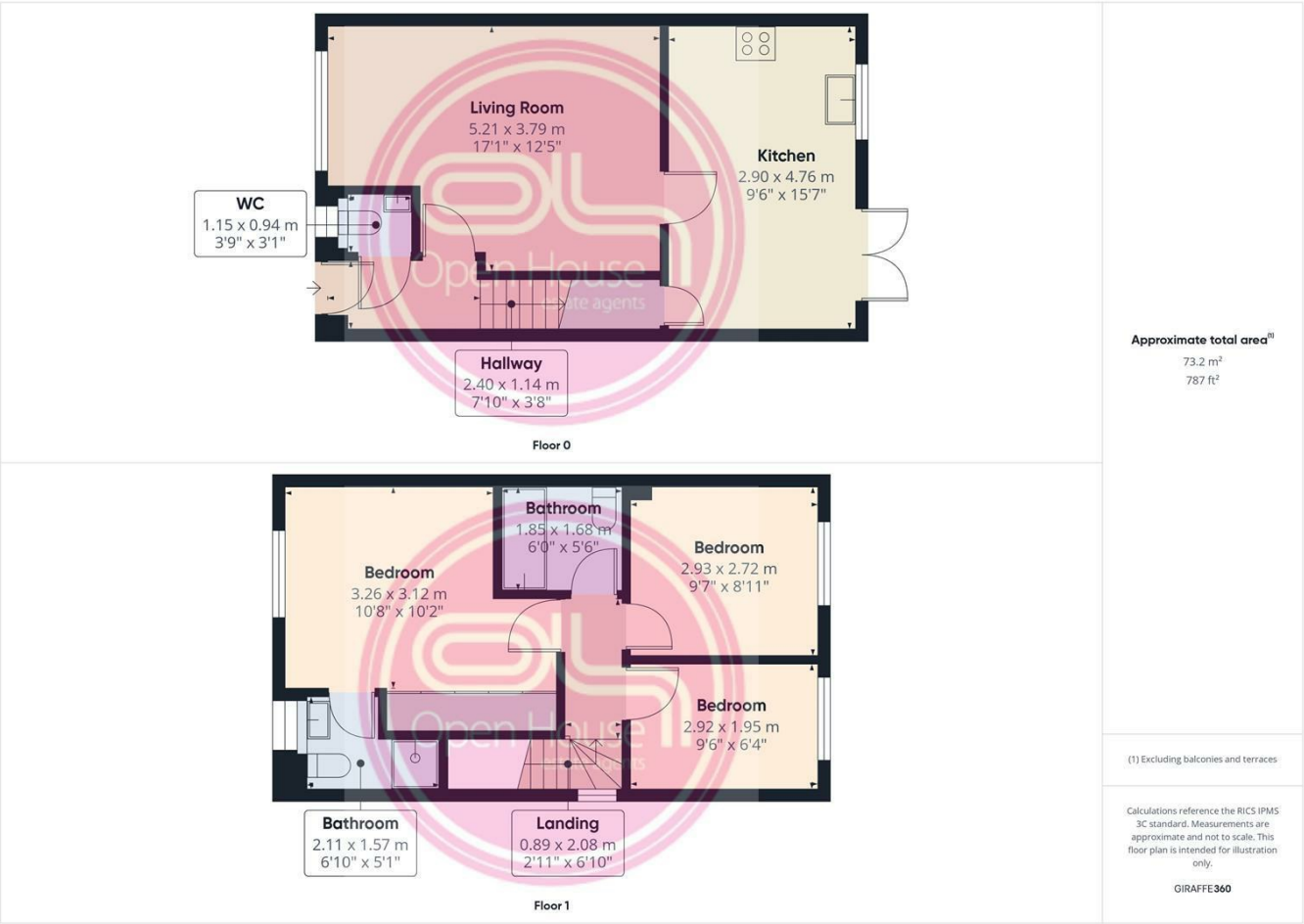
The National Forest Way runs right through the Branston Leas Estate, which also has its own nature reserve and access to the banks of the river Trent. This paired with the property being located within close proximity to highly regarded local schools, shops, and The Branston Golf & Country Club, mean you truly can have the best of both.

The property also benefits from being just a 1 minute drive to the A38 for commuters, with direct access to Derby and Birmingham.

Externally, the home boasts fantastic kerb appeal with a detached garage and driveway to the side, as well as a hedged front boundary and lawned area on approach to the property.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	