



**Skylark Drive, Burton-On-Trent, DE14 3NU**

**Offers Over £220,000**

**Open House**  
estate agents



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**Offers Over £220,000**

Situated within a modern and highly desirable development in Branston, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living ideally suited for families, professionals, and first-time buyers. The property is within walking distance of local amenities, reputable schools, and excellent transport links, including the A38, A50, and A511, providing quick access to Burton upon Trent, Derby, and surrounding areas.

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.

**Ground Floor**

**Entrance Hall**

1.93m x 4.40m (6'4" x 14'5")

A bright and welcoming hallway featuring wood-effect flooring, a radiator, and stairs leading to the first floor. There is access to the kitchen, living room, and WC.

**Kitchen**

2.46m x 3.30m (8'0" x 10'9")

A stylishly designed kitchen fitted with a range of wall and base units, matching worktops, and a stainless-steel sink and drainer. Integrated appliances include an oven, hob with extractor, and fridge-freezer, with plumbing and space for a washing machine and dishwasher. A large uPVC double-glazed window



overlooks the front elevation.

#### Living Room / Dining Area

4.66m x 3.27m (15'3" x 10'8")

A generously sized living space with ample room for both seating and dining. French doors open directly onto the rear garden, flooding the room with natural light. Neutral decor complements the wood-effect flooring, creating a warm and inviting atmosphere.

#### Guest WC

1.79m x 0.99m (5'10" x 3'3")

Comprising a low-level WC, wash basin, radiator, and part-tiled walls.

#### First Floor

##### Landing

1.63m x 2.86m (5'4" x 9'4")

Spacious landing area providing access to all bedrooms and the family bathroom, with loft access overhead.

##### Master Bedroom

2.69m x 3.09m (8'10" x 10'1")

A well-proportioned double bedroom benefiting from built-in wardrobes, a radiator, and a uPVC double-glazed window overlooking the rear garden. Access to the en-suite.

##### En-Suite Shower Room

1.89m x 2.00m (6'2" x 6'6")

Modern and stylish, fitted with an enclosed shower cubicle, pedestal wash basin, and low-level WC, complemented by part-tiled walls and a uPVC frosted window.

##### Bedroom Two

2.92m x 2.53m (9'6" x 8'3")

A generously sized second double bedroom with a uPVC window to the rear elevation and radiator.

#### Bedroom Three

1.86m x 3.25m (6'1" x 10'8")

A versatile single bedroom, ideal as a nursery, home office, or guest room, with a uPVC window overlooking the front aspect.

#### Family Bathroom

1.65m x 1.62m (5'4" x 5'3")

Fitted with a panelled bath featuring a shower over, pedestal wash basin, and low-level WC, finished with part-tiled walls.

#### Outside

##### Front & Driveway

The property benefits from a double-width driveway providing off-road parking for two vehicles, with a paved path leading to the front entrance.

##### Rear Garden

An enclosed and private rear garden, featuring a lawn, decked seating area, paved patio, and storage shed. A side gate provides additional access.

#### Additional Information

There is a 6 monthly service charge of £81.86

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: B
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact



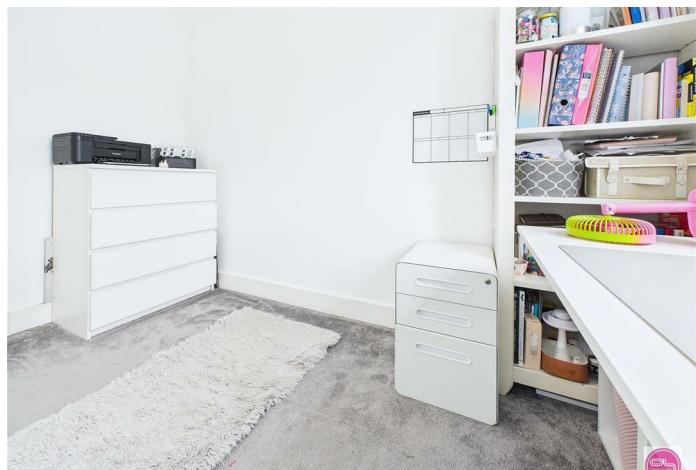


and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

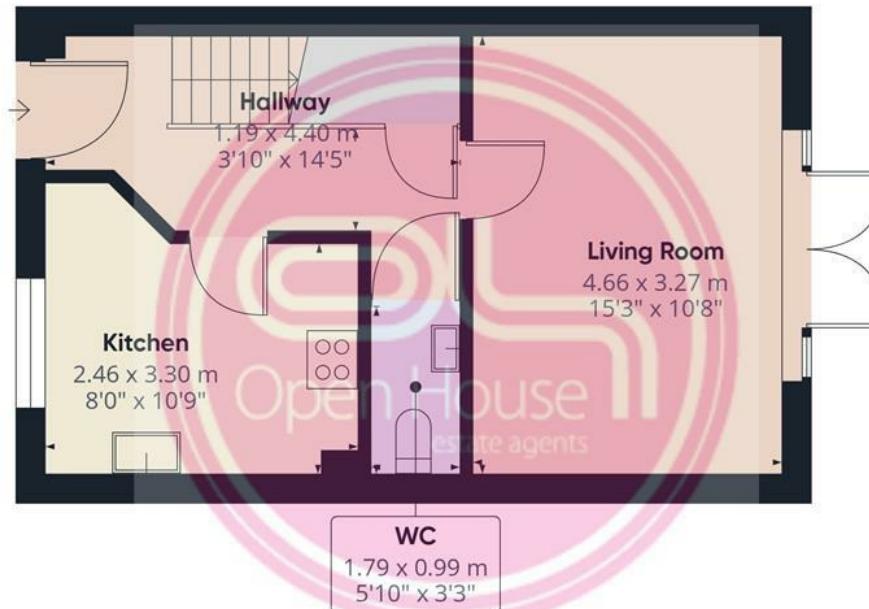
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

**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.







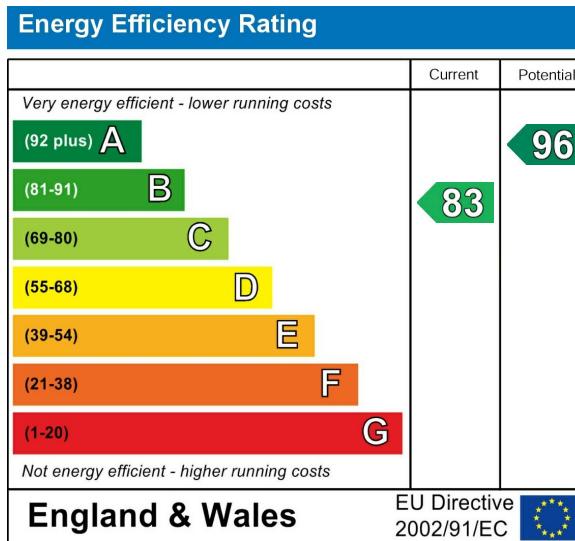
**Approximate total area<sup>(1)</sup>**  
67.1 m<sup>2</sup>  
722 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

## ENERGY PERFORMANCE CERTIFICATE



### LOCAL AUTHORITY

East Staffordshire

### TENURE

Freehold

### COUNCIL TAX BAND

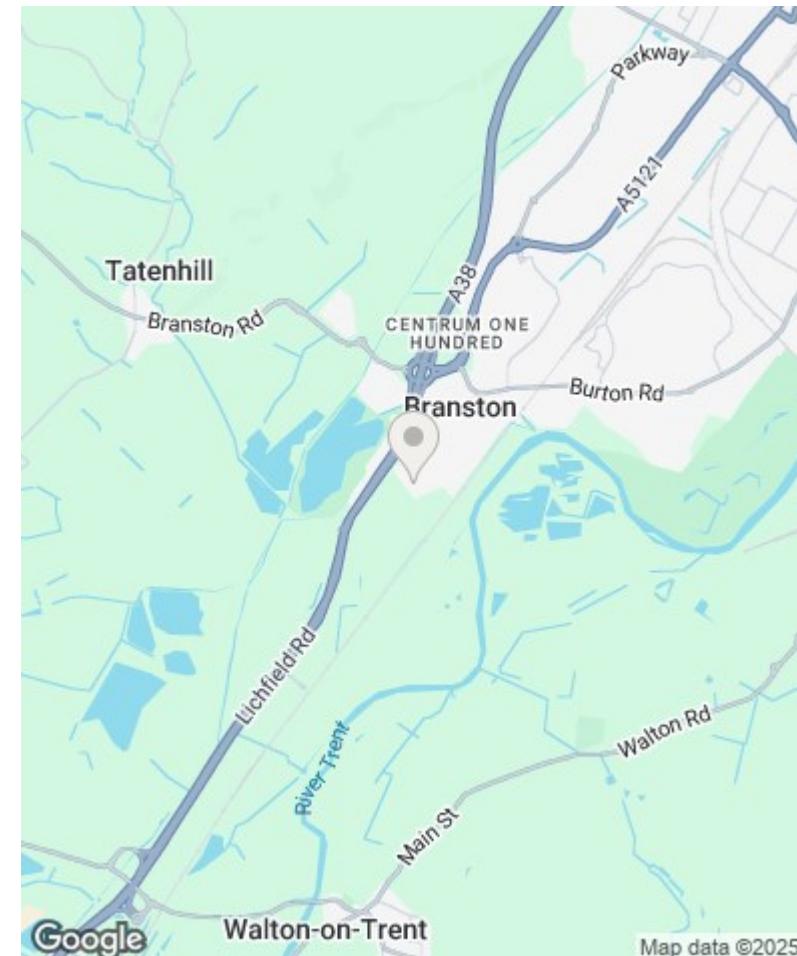
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### VIEWINGS

By prior appointment only

### PROPERTY SUMMARY

- Modern three-bedroom semi-detached family home
- Master bedroom with built-in wardrobes and en-suite shower room
- Spacious living room with French doors leading to the garden
- Stylish fitted kitchen with integrated appliances
- Downstairs WC and family bathroom
- Side-by-Side driveway providing ample off-road parking
- Enclosed rear garden with lawn, decked and paved patio areas
- Excellent location within a sought-after Branston development
- Close to outstanding schools, local amenities, and commuter routes
- Energy-efficient home with uPVC double glazing and gas central heating



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