



**132 Rowan Drive, Branston, Burton on Trent DE14 3HQ**  
**Offers over £205,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



**This exceptional modern semi detached home has just hit the market! Perfectly situated near the vibrant town centre of Branston, you'll have easy access to a variety of local restaurants, pubs, the Branston Golf and Country Club, and all essential amenities. Step inside this modern townhouse and be greeted by a welcoming entrance hall with a convenient cloakroom and toilet. The bright, spacious lounge, featuring a charming window, flows seamlessly into a contemporary kitchen and dining area that spans the entire rear of the house. With patio doors opening onto the beautifully landscaped garden, this space is perfect for entertaining and everyday living. Upstairs, you'll discover two generously sized bedrooms and a stylish bathroom with a modern white suite. Located on a newly developed residential estate, this property offers almost-new accommodations, complete with side parking, and a delightful enclosed garden with a patio area, perfect for outdoor relaxation and activities. Don't miss out on this rare opportunity to own a stunning home in one of Branston's most desirable locations!**



## **The Accommodation Comprises:**

### **Entrance Hall**

Step into the inviting entrance hall, featuring a sleek UPVC door, a cosy radiator, and seamless access to the bright and welcoming lounge.

### **Cloakroom**

4'11" x 3'5" (1.51 x 1.05)

The cloakroom features a stylish pedestal wash hand basin, a low flush WC, and a convenient radiator for added comfort.

### **Lounge**

9'8" x 14'8" (2.96 x 4.49)

The lounge boasts a front-facing window that bathes the room in natural light, complemented by neutral decor that creates a tranquil and calming ambiance. It also includes a radiator for comfort and a handy storage cupboard underneath the stairs.

### **Kitchen/ Dining Area**

14'11" x 8'5" (4.57 x 2.58)

The modern white gloss slab kitchen, accented with sleek chrome handles, exudes contemporary elegance. Complementing the design are a grey worktop and matching grey flooring, providing ample space for a dining area. The kitchen is well-equipped with a built-in oven, gas hob, and extractor hood, along with plumbing for a washing machine and an integrated dishwasher. An Ideal Logic wall-mounted gas combination boiler is discreetly hidden within one of the units. The kitchen also features a radiator and double doors that open out onto the rear garden, perfect for indoor-outdoor living.

### **First Floor**

Stairs rise from the lounge to the:

### **Landing**

Having a useful storage cupboard, access to the slumber accommodation.

### **Bedroom One**

14'11" x 8'5" (4.57 x 2.58)

This spacious bedroom features a built-in wardrobe with elegant mirror doors, two UPVC windows that fill the room with natural light, and a cosy radiator for added comfort.

### **Bedroom Two**

14'11" x 8'1" (4.57 x 2.47)

Bedroom two offers another generously sized space, complete with a radiator for warmth, and once more, two windows allowing ample natural light to flood the room.

### **Bathroom**

The bathroom boasts a modern suite comprising a paneled-in bath, pedestal wash hand basin, and low flush WC. Enhanced by spotlighting and a UPVC privacy window, this space is both stylish and functional. Completing the look is cushion flooring for comfort and durability.

### **Outside**

Situated along the picturesque Rowan Drive, positioned towards the upper reaches of the estate. As you approach, it stands proudly just off the pavement, with the driveway conveniently located a short distance alongside the neighboring property, which they both share.

The rear garden is a delightful retreat, fully enclosed for privacy and security. Here, you'll find a well-maintained lawn complemented by a paved patio area, perfect for outdoor gatherings or simply enjoying the fresh air. The garden is enclosed by sturdy timber panel fencing, providing a peaceful and secluded outdoor space for relaxation and recreation.

### **Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### **Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### **Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### **Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### **Agents Note**

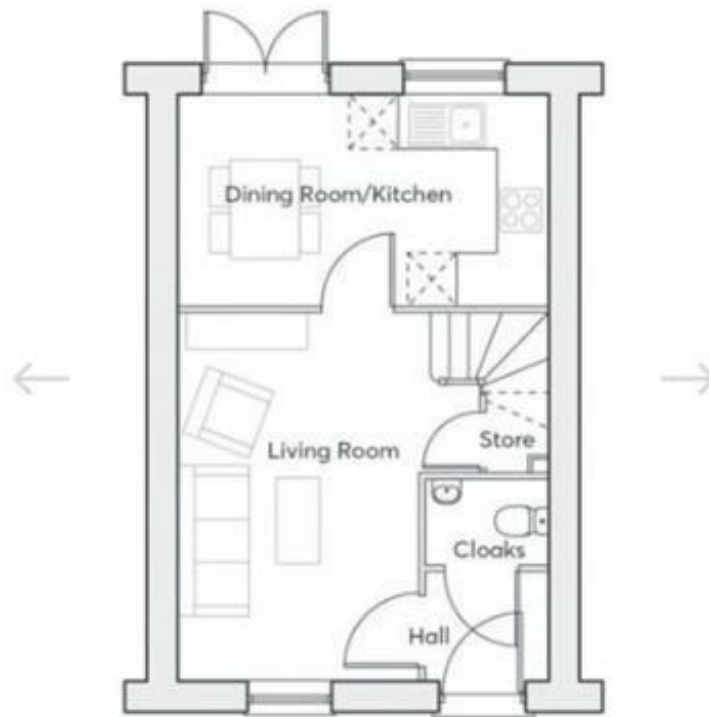
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.











## Ground Floor Dimensions

### Living Room

2.96m x 4.49m

### Dining

4.57m x 2.58m

### Cloakroom

1.51m x 1.05m

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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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