



Higgott Close
Branston Burton-On-Trent



Higgott Close Branston Burton-On-Trent DE14 3EB

for sale guide price
£325,000



Property Description

Burchell Edwards are delighted to bring to market this well-appointed 3 bedroom detached family home, in the popular residential area of Branston, Burton-on-Trent. This much sought-after estate is in a family-friendly area of Branston village, with a wealth of local amenities and good schooling.

This well-appointed plot sits at the end of a cul-de-sac, down a private driveway with parking for multiple vehicles and electric car charging to the front, along with an attached garage featuring converters for the rooftop solar panels. Gated side access leads around to an enclosed rear garden, which is mainly laid to lawn with hardstanding patio area.

Internally, entry leads into a separate hallway with leading off to through to the front reception room, with large bay window overlooking the frontage. From the hallway there is also a guest cloakroom and storage under the stairs to 1st floor. Moving through towards the rear, a modern and spacious kitchen overlooks the rear and has separate storage pantry and utility space. The kitchen space leads off to a second dining reception room and conservatory overlooking the private rear garden, benefiting from not being overlooked.

The 1st floor offers 3 double bedrooms, with the master being an en-suite with walk-in shower cubicle. The landing offers access to a modern family bathroom with full 3-piece suite, as well as ladder access to the boarded and insulated loft space. Viewing strongly recommended.

Entrance Hallway

UPVC door to front elevation, spotlights and carpet.

Guest W.C

Double glazed window to rear elevation, low level flush W.C, wash hand basin, carpet and central heating radiator.

Study

7' 9" x 6' (2.36m x 1.83m)

Vinyl flooring, wall and base units and loft access.

Lounge

16' 4" x 10' 10" (4.98m x 3.30m)

Double glazed bay window to front elevation, electric fire place, central heating radiator and carpet.

Dining Room

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed sliding doors to rear elevation, central heating radiator and carpet.

Kitchen

16' 10" max x 10' 1" (5.13m max x 3.07m)

UPVC door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, range cooker, pantry under stairs, fully tiled floor, tiling to splash prone areas and double extractor.

Utility Room

8' 2" max x 4' (2.49m max x 1.22m)

Tiled flooring, a range of base units with a sink and drainer unit, boiler, plumbing for washing machine and tiling to splash prone areas.

Conservatory

8' 3" x 12' 9" (2.51m x 3.89m)

Double glazing to all elevations, double glazed french doors out to garden, ceiling fan, air con unit and insulated composite roof.

Landing

Carpet, airing cupboards and spotlights.

Bedroom One

10' 7" x 8' 8" min (3.23m x 2.64m min)
Double glazed window to rear elevation, central heating radiator, spotlights, carpet and built in wardrobes.

En-Suite

Double glazed window to side elevation, walk in shower cubicle, low level flush W.C, wash hand basin, extractor, central heating radiator and laminate flooring.

Bedroom Two

10' 7" max x 9' 9" min (3.23m max x 2.97m min)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)
Double glazed window to rear elevation, central heating radiator, spotlights, carpet and central heating radiator.

Bathroom

Double glazed window to rear elevation, electric shower over bath, wash hand basin, W.C, central heating radiator and extractor.

Loft

Ladder access, boarded and insulated.

Front Garden

Driveway with off road parking.

Rear Garden

Side access, shed, Wendy house, laid lawn, patio area and outside tap.

Garage

7' 9" x 11' 1" (2.36m x 3.38m)
Up and over door, concrete flooring and power and lighting.

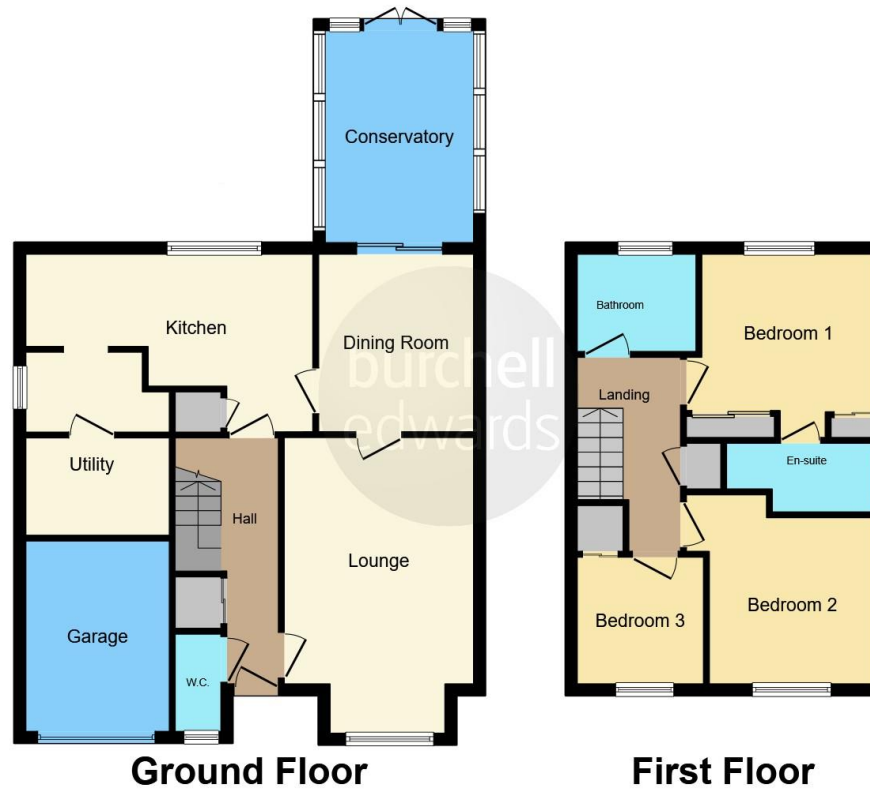
Garage

7' 9" x 11' 1" (2.36m x 3.38m)
Up and over door, concrete flooring, voltage optimizer and power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209408



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT209408 - 0003