



Olive Close, Branston Burton-On-Trent

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## Property Description

Burchell Edwards are delighted to bring to market this modern and functional 3 storey, 4 bedroom semi-detached family home. Situated in the popular and much sought-after new Branston Lees estate, this recently completed St. Modwen's development offers versatile family living in a relaxed residential setting.

Upon arrival, a 2-car driveway and integrated garage - currently in use as a home gym - offer ample off-road parking and storage. Around to the rear, gated side access leads to an enclosed and private garden, complete with artificial lawn and summer-house, whilst the patio area offers space for entertaining and unwinding under pergola.

The ground floor accommodation is fully-contained living on a single level, comprising of; entrance hallway with access to the integrated garage, shower room, kitchen/utility space with induction hob, as well bedroom four leading through to a conservatory with insulated roof for year-long use.

The first floor boasts the spacious and light kitchen-diner, situated across from the lounge reception room, with Juliet and platform balconies overlooking the rear garden and frontage, respectively.

Finally, to the second floor there are 3 double bedrooms, with the master being an en-suite with a bespoke backlit vanity unit built-in, along with the family bathroom and access to the insulated loft space. Call now to secure your viewing!

## Entrance Hallway

Wide composite door to front elevation, central heating radiator, built in storage, LVT flooring and consumer unit.

## Downstairs Shower Room

Walk in shower, wash hand basin, W.C, extractor, LVT flooring, tiling to splash prone areas and central heating radiator.

## Lounge

17' 6" x 11' 4" ( 5.33m x 3.45m )

Double glazed french doors to rear elevation, double glazed window to front elevation, platform balcony with glass and decking.

## Kitchen/ Diner

17' 6" x 9' 6" ( 5.33m x 2.90m )

Double glazed window to rear elevation with blinds, juliet balcony, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, extractor, integrated fridge freezer and dishwasher, gas hob, tiling to splash prone areas, spotlights, central heating radiator and dining space with built in storage.

## Utility Room

9' 6" x 6' 5" ( 2.90m x 1.96m )

A range of wall and base units, sink and drainer unit, space and plumbing for washing machine, extractor, induction hob, LVT flooring and central heating radiator.

## Conservatory

8' 7" x 9' 6" ( 2.62m x 2.90m )

Double glazed French patio doors to rear elevation, spotlights, under floor heating and central heating radiator.

## Bedroom Four

10' 10" x 9' 6" ( 3.30m x 2.90m )

French patio doors to rear elevation, carpet, storage under stairs and central heating radiator.

## Landing

Storage pantry, carpet and central heating radiator.

## Guest W.C

W.C, wash hand basin, tiling to splash prone areas, central heating radiator and extractor.

## Second Floor Landing

Loft access, central heating radiator and carpet.

## Bedroom One

10' 8" min x 10' 5" ( 3.25m min x 3.17m )

Double glazed window to rear elevation, built in wardrobe with mirrored front, central heating radiator, carpet and built in backlit vanity unit.

## En-Suite

Double glazed window to rear elevation, wash hand basin, W.C, walk in mains shower cubicle, extractor, spotlights, tiling to splash prone areas, shaver point and verticle central heating radiator.

## Bedroom Two

11' 5" x 7' 9" ( 3.48m x 2.36m )

Double glazed window to front elevation, carpet and central heating radiator.

## Bedroom Three

9' 6" max x 11' 6" max ( 2.90m max x 3.51m max )

Double glazed full height window to front elevation, built in wardrobes, carpet and central heating radiator.

## Bathroom

Walk in mains shower cubicle, wash hand basin, W.C, bath, verticle central heating radiator, vinyl flooring, shaver point, extractor, tiling to splash prone areas and spotlights.

## Loft

Insulated.

## Front Garden

Driveway providing off road parking for two vehicles, pathway to front door and outdoor sockets.

## Rear Garden

Patio area with canopy, artificial lawn, decking patio, storage shed, gated side access, outside sockets, outside tap and wendy house with power.

## Garage

19' 4" x 10' ( 5.89m x 3.05m )

Up and over door, power, lighting and carpet.



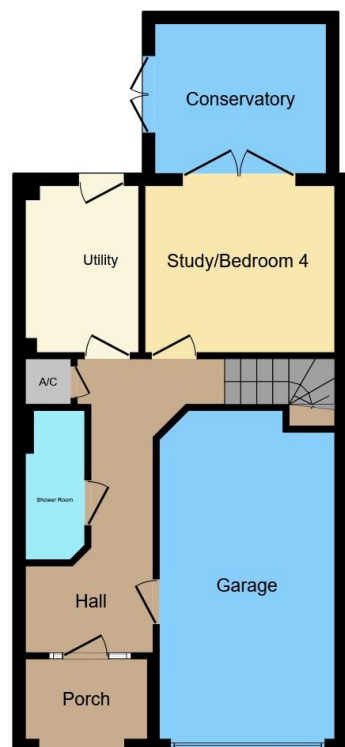




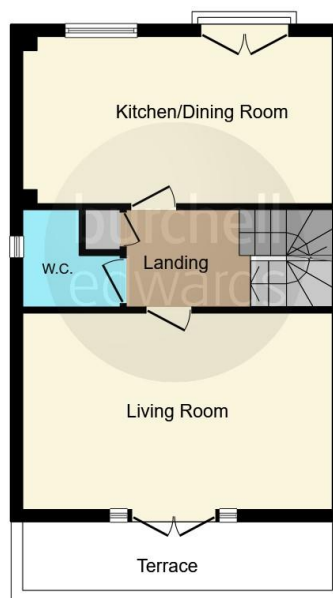




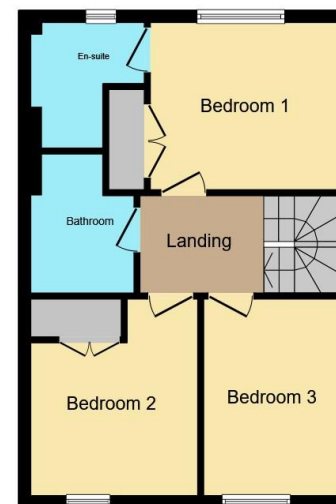




**Ground Floor**



**First Floor**



**Second Floor**

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](http://www.focalagent.com)

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**EPC Rating: B**

**Tenure: Freehold**

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Awaiting Photograph



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Property Ref: BUT209623 - 0005