



Olive Close, Branston Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this modern and functional 3 storey, 4 bedroom semi-detached family home. Situated in a quiet cul-de-sac 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.

Branston Lees offers a wealth of village amenities and services, ranging from schools and bakeries to gyms and a local doctors surgery. Moreover, country pubs and waterside-walks down the local nature reserve are right at the doorstep.

Upon arrival, a 2-car driveway and integrated garage offer ample off-road parking and storage. Around to the rear, gated side access leads to an enclosed and private garden. Laid-to-lawn and enclosed by natural greenery, with patio space for entertaining and unwinding under Palramferia canopy.

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.

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 is an en-suite master and 2 further double bedrooms, along with the family bathroom and access to the insulated loft space. Early viewing advised.

Entrance Hallway

Door to front elevation, central heating radiator, karndean flooring and built in storage cupboard housing hot water tank.

Ground Floor Shower Room

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

Ground Floor Kitchen/Utility

6' 5" x 9' 5" (1.96m x 2.87m)

Door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, extractor, space and plumbing for washing machine, karndean flooring and central heating radiator.

Ground Floor Bedroom 4

9' 6" x 10' 9" (2.90m x 3.28m)

Double glazed patio doors to rear elevation, carpet, central heating radiator and built in storage under stairs.



1st Floor Landing

Built in storage, carpet and central heating radiator.

1st Floor Lounge

17' 6" x 11' 5" (5.33m x 3.48m)

Double glazed full height window to front elevation, platform balcony with decking to front elevation, carpet and central heating radiator.

1st Floor Kitchen/Diner

17' 5" x 9' 6" (5.31m x 2.90m)

Double glazed window to rear elevation, Juliet balcony overlooking rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, integrated dishwasher and fridge freezer, extractor, central heating radiator, spotlights and karndean flooring.

1st Floor W.C

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

2nd Floor Master Bedroom

10' 5" x 10' 5" (3.17m x 3.17m)

Double glazed window to rear elevation, carpet, central heating radiator and built in wardrobes.

En-Suite

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

2nd Floor Landing

Carpet, loft access and central heating radiator.

2nd Floor Bedroom 2

9' 5" x 11' 4" (2.87m x 3.45m)

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

2nd Floor Bedroom 3

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

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

2nd Floor Family Bathroom

Walk in mains shower cubicle, bath with shower over, wash hand basin, W.C, extractor, shaver point, karndean flooring, spotlights and tiling to splash prone areas.

Loft Space

Insulated.

Front Garden

Driveway providing off road parking for two vehicles.

Rear Garden

Laid lawn, patio area, outside tap, gated side access to frontage, decking area, storage shed, canopy/ patio cover and fencing to all boundaries.

Garage

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

Carpet, power, lighting and up and over door.









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

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Tenure: Freehold

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