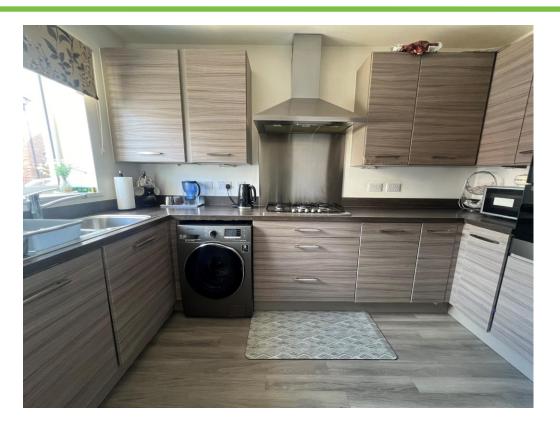


Olive Close Branston Burton-On-Trent



# Olive Close Branston Burton-On-Trent DE14 3GQ







## **Property Description**

This modern three bedroom detached family home is situated in a cul de sac position in the popular Branston Leas development. Benefiting from lounge, kitchen and w/c on the ground floor along with three bedrooms, master en suite and the family bathroom to the first floor. Outside to the front is a garage and off road parking while to the rear is a generously sized enclosed garden

## **Entrance Hallway**

Kitchen 11' 10" x 7' 4" ( 3.61m x 2.24m ) Lounge 14' 10" x 13' ( 4.52m x 3.96m ) Downstairs W/C

#### **First Floor Landing**

**Master Bedroom** .13' 7" x 8' 11" ( 4.14m x 2.72m ) **En-Suite** 

Bedroom Two
13' 7" x 9' 8" ( 4.14m x 2.95m )
Bedroom Three
11' 3" x 7' 2" ( 3.43m x 2.18m )
Bathroom

#### Outside









To view this property please contact Burchell Edwards on

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

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Tenure: Freehold



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.

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**EPC** Rating: Awaited