



Twayblade
Branston Burton-On-Trent



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for sale offers in excess of
£500,000



Property Description

Burchell Edwards are delighted to bring to market this extended 5-bedroom detached family home, situated on a 0.13 acre corner plot in the highly desirable Regents Park estate, Branston.

Popular with families and commuters to the Birmingham area, this affluent estate has many homes benefiting from excellent schools, village amenities, and the Waterpark nature reserve. With this property being one of the largest, a true show home feel flows throughout this extensive offering of over 2000 sq. ft. of living space.

Arrival to a secluded spot towards the end of the estate leads to this corner plot, with wrap-around front-to-rear gardens and driveway in front of double garage. The rear is private, not-overlooked thanks to mature trees forming a natural boundary.

Stepping into the entrance hallway, this leads off to a front reception room at the right and through to the sizeable kitchen-diner toward the rear.

This is an open-plan L-shaped space over 26ft wide, with a range of integrated units under marble worktops. One of many highlights is the island seating around induction hob. Separate utility and guest cloakroom provide the functionality.

Through to the nearly 27ft lounge, this light and open space has 3-panel bi-fold doors at both ends, leading out to private patio areas either side to maximise sun-soaking.

Up to the 1st floor, the wide gallery landing leads to 5 double bedrooms, with the master and guest's being en-suite, as well as the hotel-style family bathroom.

Approach

Laid to lawn, gated access to side/rear garden.

Entrance Hallway

Modern composite front door, under stairs storage, oak laminate flooring and central heating radiator.

Family Room

16' 5" x 7' 6" (5.00m x 2.29m)
Double glazed window with blinds to front

elevation, central heating radiator and dimmable downlighting.

Kitchen

26' 10" max x 20' 5" max (8.18m max x 6.22m max)

L-shaped room.

Double glazed windows with blinds to rear elevation, a range of modern wall and base units with extensive marble work surface over incorporating a ceramic sink with drainer and mixer tap, integrated double electric oven, integrated microwave, induction hob on island with feature extractor, integrated dishwasher, seating around island, tiled floor central heating radiator and plinth heater. Seating area in front of window over front elevation.

Utility Room

5' 6" x 5' 2" (1.68m x 1.57m)

Double glazed door to rear elevation, wall and base units with work surface over and space and plumbing for appliances and central heating radiator.

Guest W/C

Double glazed window to side elevation, low level flush W/C, wash hand basin, tiled to splash prone areas and floor and central heating radiator.

Lounge

26' 10" x 13' 11" (8.18m x 4.24m)

Triple Bi-fold doors to front and rear elevation each with integrated blinds, Oak laminate flooring, gas point, and two modern cold touch central heating radiators, wall ducting for TV cables. Dining area in front of Bi-fold doors to front elevation.

Landing

Storage cupboard housing high-capacity modern combi boiler, and two loft hatches.

Bedroom One

15' 6" x 11' 3" (4.72m x 3.43m)

Double glazed window to front elevation, a built in storage cupboard, built in double wardrobe and central heating radiator.

En-Suite

Double glazed window to front elevation, walk in shower area with electric shower, wash hand basin, low level flush W/C, extractor, sensor activated lighting, mirror, tiled floor and modern chrome vertical central heating radiator.

Bedroom Two

11' x 11' 3" (3.35m x 3.43m)

Double glazed window with blinds to rear elevation and central heating radiator.

En-Suite

Walk in shower area with electric shower, wash hand basin, low level flush W/C, sensor activated lighting, extractor, mirror, tiled floor with under floor heating and vertical modern chrome central heating radiator.

Bedroom Three

13' 10" x 10' 4" (4.22m x 3.15m)

Double glazed window to front elevation, built in wardrobe storage and central heating radiator.

Bedroom Four

14' 2" x 8' 2" (4.32m x 2.49m)

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

Bedroom Five

11' 2" x 7' 7" (3.40m x 2.31m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Two double glazed windows with blinds to rear elevation, sensor activated dimmable down light lighting, low level flush W/C, wash hand basin with vanity storage, large walk-in rainfall shower, free standing bath, tiled floor, floor level lighting with under floor heating, extractor, splashback tiling and large chrome vertical central heating radiator.

Loft Space

Insulated and partially boarded.

Garden

Private wrap around rear garden incorporating side and rear patio areas plus a secluded front courtyard area accessed from front bi fold doors or rear access. Single gated side access, access to rear, patio area, enclosed storage area including shed to side, mature trees and outside tap.

Double Garage

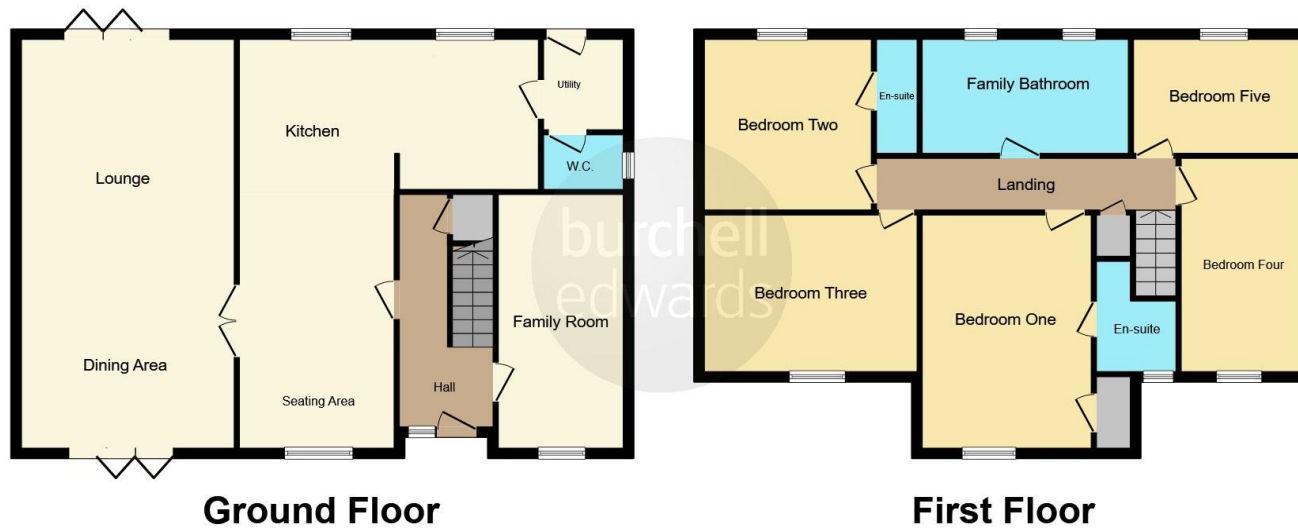
16' 8" x 17' (5.08m x 5.18m)

Two up and over doors, double glazed door to side elevation, power supply and light point.









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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EPC Rating: C

Tenure: Freehold

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