



Rowan Drive, Branston BURTON-ON-TRENT





Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Detached house. The property is situated on a lovely, private road in the heavily desired Branston Leas estate in the Brantson area. The property greets you with a tarmac driveway providing off road parking, access to the garage and a well maintained lawn area. The property itself is finished to a superb standard and boasts a spacious downstairs comprising of: a wonderful living room to the rear of the property, a spacious kitchen to the front of the property and a downstairs W/C. On the first floor of the property is 2 beautiful double bedrooms, a single bedroom, a walk in wardrobe and en suite with shower to the master bedroom and a family bathroom. Outside to the rear is a private enclosed garden which contains: a spacious lawn area, a slabbed paving area, a lovely seating area to the rear of the garden, another seating option on a delightful decking area, a pathway to the front of the property as well as access to the garage. Viewing really is essential of this peaceful, private property!

Entrance Hallway

Vinyl wooden effect flooring and central heating radiator.

W.C

Double glazed window to front elevation, W.C, wash hand basin, vinyl wooden effect flooring and central heating radiator.

Lounge

13' x 14' 11" (3.96m x 4.55m)

Double glazed window to rear elevation, double glazed patio doors to rear elevation, storage cupboard, vinyl wooden effect flooring and central heating radiator.

Kitchen

11' 10" x 7' 4" (3.61m x 2.24m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, dishwasher, fridge freezer, space and plumbing for washing machine, central heating radiator, spotlights, floor lighting under cupboards and wooden flooring.



Landing

Carpet, central heating radiator, loft access and integrated storage cupboard.

Bedroom One

8' 11" max x 13' 8" max (2.72m max x 4.17m max)
Double glazed window to rear elevation, central heating radiator and carpet.

Walk In Wardrobe

5' 7" x 4' 4" (1.70m x 1.32m)
Integrated double wardrobe.

En-Suite

Double glazed skylight, W.C, wash hand basin, walk in shower, vinyl wooden effect flooring and towel radiator.

Bedroom Two

13' 7" max x 9' 10" (4.14m max x 3.00m)
Double glazed window to front elevation, central heating radiator, carpet, integrated double wardrobe and loft access.

Bedroom Three

11' 3" x 7' 1" (3.43m x 2.16m)
Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, shower over bath, towel radiator and vinyl wooden effect flooring.

Front Garden

Double parking space, access to garage and laid to lawn.

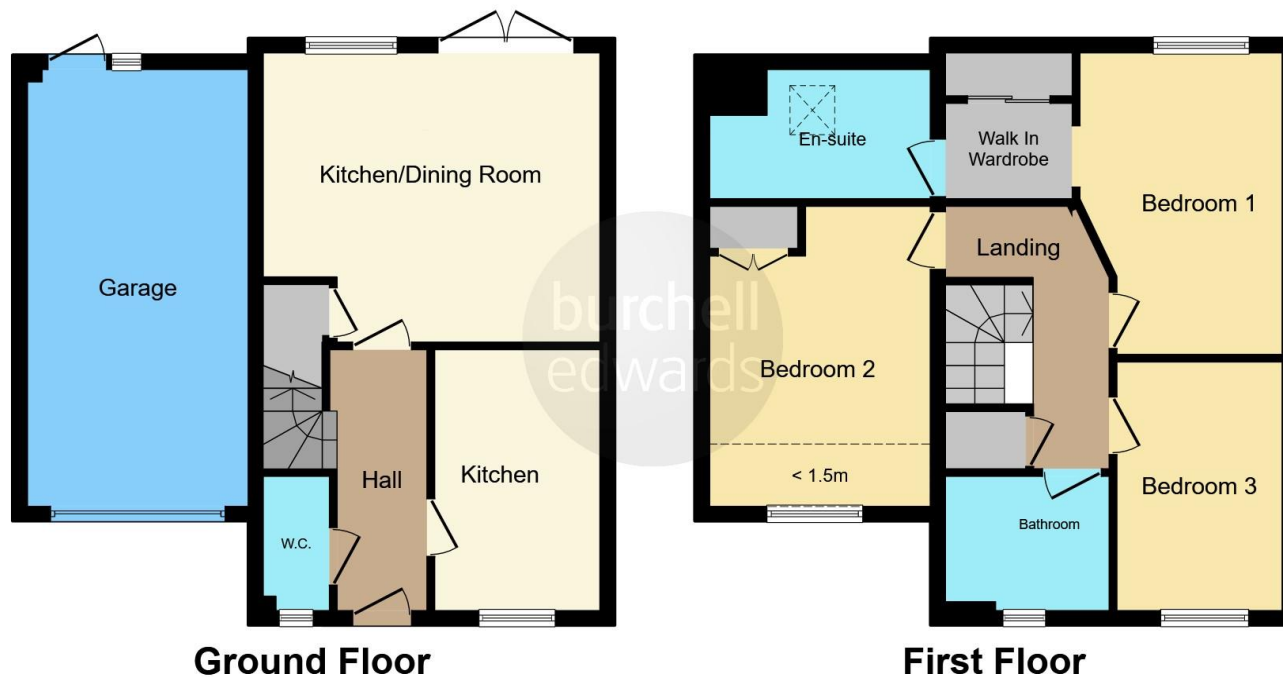
Rear Garden

Laid to lawn, paved area, decked seating area and pergola, side area containing shed/bin storage (included), further seating area, paved pathway and access to garage.









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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210241



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: BUT210241 - 0004