



Harrier Way
Branston BURTON-ON-TRENT



Harrier Way Branston BURTON-ON-TRENT DE14 3UG

for sale offers over
£270,000



Property Description

A beautifully presented three bedroom modern semi-detached town house, located in the popular area of Branston, Burton-on-Trent. Offering three storey accommodation, this stunning home was built less than three years ago and is still under its 10 year NHBC warranty. With three separate toilets, including an en-suite to the master bedroom, large garage, private rear garden and many other stand out features, this property is not one to be missed! Book your viewing with Burchell Edwards today!

Ground Floor Accommodation

Entrance Hallway

Door to front elevation, central heating radiator and stairs to first floor accommodation.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator and tiling to splash prone areas.

Lounge

15' x 11' 5" max (4.57m x 3.48m max)
Double glazed windows and French doors to rear elevation and central heating radiator.

Kitchen/ Diner

7' 7" x 13' 11" (2.31m x 4.24m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor hood, integrated fridge, cupboard housing central heating boiler, space and plumbing for washing machine.

First Floor Accommodation

Landing

Stairs to second floor accommodation and all doors off to:

Bedroom Two

12' x 8' 3" (3.66m x 2.51m)
Double glazed window to front elevation and central heating radiator.

Bedroom Three

8' 5" x 12' 9" (2.57m x 3.89m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath, W.C, wash hand basin, extractor and tiling to splash prone areas.

Second Floor Accommodation

Bedroom One

13' 9" max x 11' 5" max (4.19m max x 3.48m max)
Double glazed window to front elevation and central heating radiator.

Dressing Room

7' 6" x 7' 5" (2.29m x 2.26m)
Roof window and central heating radiator.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, double shower cubicle and fully tiled walls.

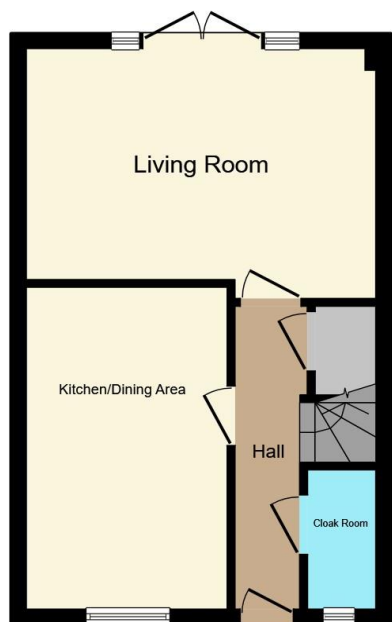
Garage

9' 9" x 20' 8" (2.97m x 6.30m)
Up and over door, power and lighting.

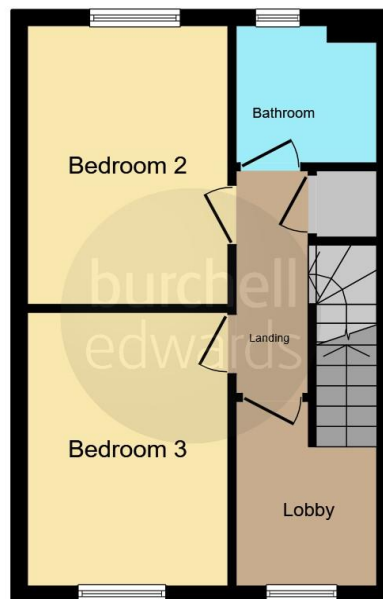




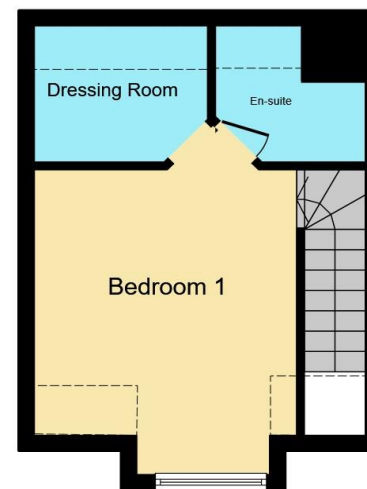




Ground Floor



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

To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210244



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