



Rowan Drive, Branston Burton-On-Trent







## Property Description

Burchell Edwards are delighted to market this exquisite 4 Bedroom Semi-Detached house. The property is situated on a lovely, private road in the heavily desired Branston Leas estate in the Branston area. The property greets you with a tarmac driveway providing off road parking as well as access to the garage. The property itself is finished to a superb standard and boasts a spacious downstairs comprising of: a wonderful living room to the front of the property, a spacious kitchen/diner to the rear of the property, a functioning utility and a downstairs W/C. On the first floor of the property is 2 beautiful double bedrooms, a single bedroom and a family bathroom. On the top floor of the property you will find the exquisite master bedroom with ensuite. Outside to the rear is a private enclosed garden which contains: a spacious lawn area and a patio slabbed area. Viewing really is essential of this peaceful, private property!

## Ground Floor Accommodation

### Entrance Hallway

Central heating radiator and wooden flooring.

### Guest W.C

Window to rear elevation, W.C, wash hand basin, central heating radiator, wooden flooring and central heating boiler.

### Lounge

16' 8" x 12' 5" ( 5.08m x 3.78m )  
Window to front elevation, central heating radiator, wooden flooring and storage cupboard.

### Kitchen/ Diner

15' 6" x 10' 5" ( 4.72m x 3.17m )  
Double doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, central heating radiator and wooden flooring.

### Utility Room

4' 11" x 5' 11" ( 1.50m x 1.80m )  
Door to rear elevation, wooden flooring, space and plumbing for washing machine.



## First Floor Accommodation

### Landing

Two integrated storage cupboards, central heating radiator and carpet.

### Bedroom Two

14' 1" x 8' 8" ( 4.29m x 2.64m )

Window to rear elevation, central heating radiator and wooden flooring.

### Bedroom Three

11' 10" max x 8' 7" max ( 3.61m max x 2.62m max )

Window to front elevation, central heating radiator and wooden flooring.

### Bedroom Four

10' 5" x 6' 7" ( 3.17m x 2.01m )

Window to rear elevation, central heating radiator and wooden flooring.

### Bathroom

Window to front elevation, shower over bath, W.C, wash hand basin, central heating radiator and wooden flooring.

## Second Floor Accommodation

### Bedroom One

20' 10" max x 12' 2" max ( 6.35m max x 3.71m max )

Window to front elevation, skylight, two central heating radiators, wooden flooring, storage cupboard, loft access via hatch and integrated wardrobe.

### En-Suite

Skylight, W.C, wash hand basin, shower, central heating radiator, spotlights and wooden flooring.

### Front Garden

Driveway providing off road parking for two vehicles and access to garage.

### Rear Garden

Slabbed patio area and laid to lawn.













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](http://www.focalagent.com)

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**EPC Rating: B**

**Tenure: Freehold**

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