

Rowan Drive, Branston Burton-On-Trent



# Rowan Drive, Branston Burton-On-Trent DE14 3HQ



# **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 compromising 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 cupvoards, 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** 

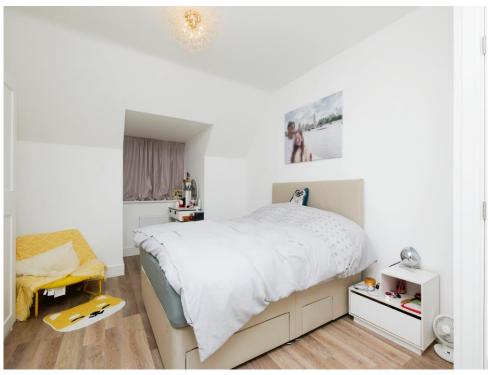
Slabbed patio area and laid to lawn.

















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

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EPC Rating: B

Tenure: Freehold

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