



Mulberry Way, Branston, Burton-On-Trent





# Mulberry Way, Branston, Burton-On-Trent, DE14 3FX

for sale  
**£205,000**



## Property Description

Burchell Edwards are delighted to market this exquisite 2 Bedroom Semi-Detached house. The property is situated on a lovely road in the heavily desired Branston Leas estate in the Branston area. The property greets you with a tarmac driveway to the front of the property providing off road parking. The property itself is finished to a superb standard and boasts a spacious downstairs comprising of: a wonderful lounge/diner 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 two good sized, double bedrooms as well as the property's main bathroom. Outside to the rear is a private enclosed garden which contains: a spacious lawn area as well as a patio seating area. Viewing really is essential of this peaceful, private property!

## Entrance Hallway

Staircase rising to first floor, consumer unit for electrics, one central heating radiator, wood effect vinyl flooring.

## Lounge/Diner

13' 6" Max x 13' 3" ( 4.11m Max x 4.04m )  
Built in understairs storage cupboard, media points, two central heating radiators, carpet flooring, UPVC double glazed French doors with UPVC double glazed window side to rear elevation.

## Kitchen

9' 8" x 6' 1" ( 2.95m x 1.85m )  
Base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor over and brushed chrome splashback, integrated washing machine, integrated fridge/freezer, feature tiled splashback, cupboard housing Ideal Logic gas fired combination boiler, wood effect vinyl flooring, UPVC double glazed window to front elevation.

## Downstairs W/C

W.C and wash hand basin.

## Landing

Carpet flooring, access to loft space, one central heating radiator

## Bedroom One

13' 6" Max x 8' 5" ( 4.11m Max x 2.57m )

Built-in double wardrobe, tv aerial point, one central heating radiator, carpet flooring, two UPVC double glazed windows to rear elevation.

## Bedroom Two

13' 6" Max x 8' 1" ( 4.11m Max x 2.46m )

Built-in overstairs storage cupboard, one central heating radiator, carpet flooring, two UPVC double glazed windows to front elevation.

## Family Bathroom

Low level W/C, pedestal wash basin with chrome mixer tap, bath with chrome fittings and chrome thermostatic shower over, glass shower screen, wood effect vinyl flooring, shaver point, electric wall hung mirror, extractor fan, heated towel radiator.

## Outdoors

To the front of the property is a tarmacadam driveway providing parking for two vehicles and a paved pathway leads to the front door. To the rear is a fully enclosed garden with a good sized patio area, lawn and a rear access gate for bins and maintenance.













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)

To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/BUT210958](http://burchelledwards.co.uk/Property/BUT210958)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUT210958 - 0002