

Mulberry Way, Branston, Burton-On-Trent





# **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 compromising 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.

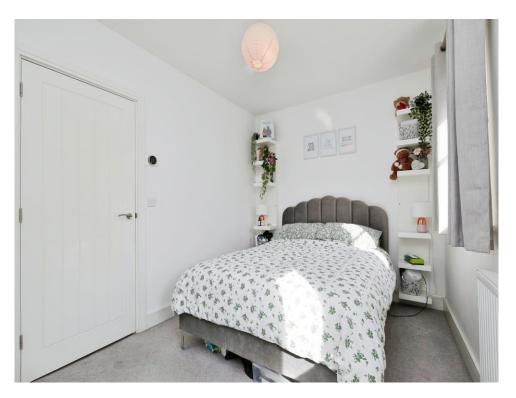
## **Outdoors**

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.

















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EPC Rating: B Council Tax Band: B

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Tenure: Freehold