



Heron Grange, Branston, Burton-On-Trent

burchell
edwards

Heron Grange, Branston, Burton-On-Trent, DE14 3RG

for sale offers over
£400,000



Property Description

Burchell Edwards are delighted to bring to market this show-home standard, 4 bedroom detached family home, in the popular and much sought-after new estate on the edge of Tatenhill, Burton-on-Trent.

The property is offered with the benefit of no onward chain complications and is positioned within walking distance of excellent schooling, local village amenities, and is a short drive from the A38 connecting to Birmingham and Derby/Nottingham in either direction.

Upon arrival, the property welcomes you with a private drive providing off road parking for multiple vehicles as well as access to the property's integral garage. Internally, the property is finished to an exquisite standard and boasts a spacious downstairs consisting of a wonderful kitchen/lounge/diner running the width of the property to the rear, a lovely reception room to the front of the property as well as a downstairs W/C. On the first floor of the property you are greeted to a landing which contains a storage cupboard and provides access to the property's loft space, family bathroom and four double bedrooms, one of which contains its own personal en suite. To the rear of the property, you will find a lovely garden which provides the perfect hosting space containing a patio seating area, a large lawn area as well as some mature natural life. Beyond the garden is access to Branston Water Park which provides some spectacular views and amazing nature walks. Viewing of this beautiful property is essential!

Entrance Hall

Tiled flooring, central heating radiator, pendant light, under stair storage cupboard

Downstairs W/C

Tiled flooring, pendant light, low level flush W/C, hand wash basin, central heating radiator

Living Room

17' 5" x 10' 2" (5.31m x 3.10m)
Carpet flooring, central heating radiator, window to front elevation, pendant light

Kitchen/Diner/Lounge

28' 3" x 12' 10" (8.61m x 3.91m)
Tiled flooring, spotlights, pendant light x 2, french doors to rear garden, window to rear elevation x 2, central heating radiator x 2, integrated fridge/freezer, integrated oven and hobs, integrated dishwasher, integrated washing machine, cupboards over counters, boiler cupboard



Landing

Carpet flooring, central heating radiator, loft access, storage cupboard

Master Bedroom

17' 5" Max x 11' 11" Max (5.31m Max x 3.63m Max)

Carpet flooring, central heating radiator, window to front elevation x 2, pendant light, access to en suite

En Suite

Tiled flooring, pendant light, low level flush W/C, hand wash basin, central heating radiator, double shower cubicle with massage shower heads, premium bathroom wall and shower tiles, window to side elevation

Bedroom Two

17' 2" x 10' 7" (5.23m x 3.23m)

Carpet flooring, central heating radiator, window to front elevation, pendant light

Bedroom Three

14' 6" Max x 11' 8" Max (4.42m Max x 3.56m Max)

Carpet flooring, central heating radiator, window to front elevation with direct lake view, pendant light

Bedroom Four

13' 4" Max x 11' 6" Max (4.06m Max x 3.51m Max)

Carpet flooring, central heating radiator, window to rear elevation with direct lake view, pendant light

Family Bathroom

Tiled flooring, pendant light, low level flush W/C, hand wash basin, central heating radiator, double shower cubicle with massage shower head, bath tub, premium bathroom wall and shower tiles, window to rear elevation

Front Garden

Brick paved driveway offering off road parking for multiple vehicles, access to integral garage

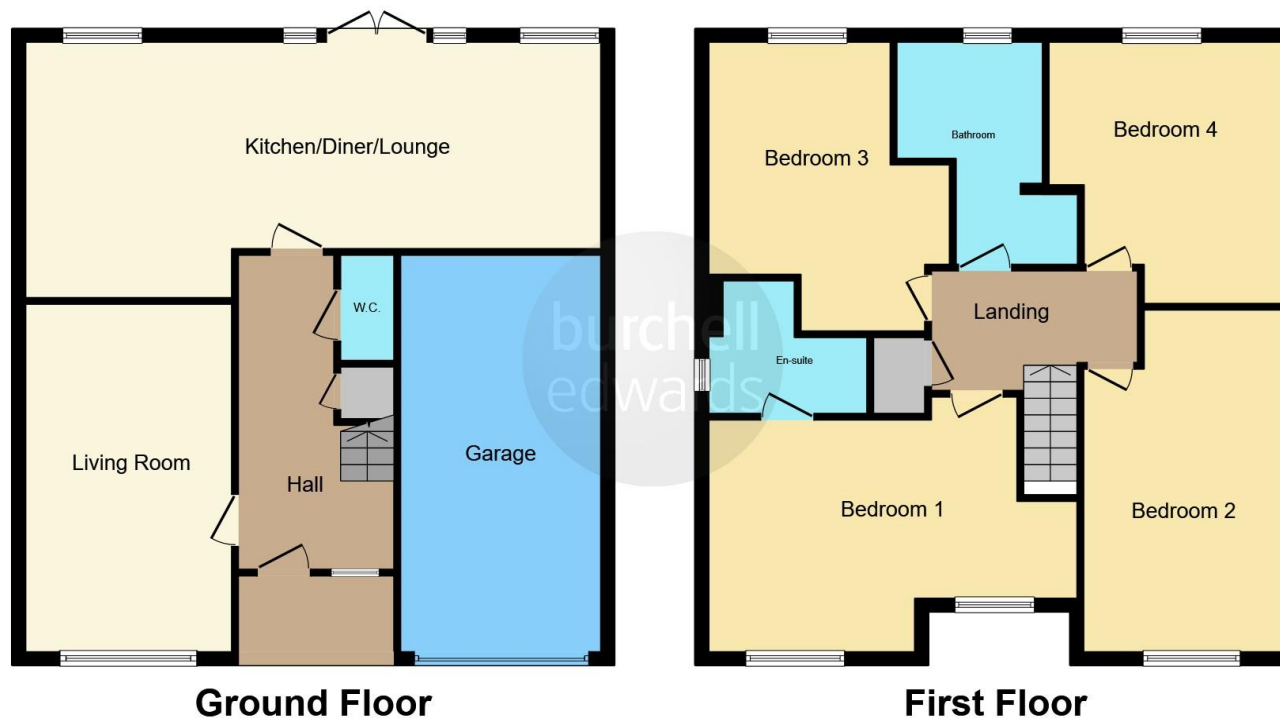
Rear Garden

Enclosed private garden, patio seating area, lawn area, gate to rear of property (nature walks)









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 Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210993



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