



Harwood Avenue, Branston Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this well-presented 3-bedroom semi-detached family home, situated just off from the ever-popular Clays Lane in Branston village.

Branston offers a wealth of village amenities and services, ranging from schools and bakeries to gyms and a local doctor's surgery. Furthermore, country pubs and waterside-walks down the local nature reserve are right at the doorstep.

Upon arrival, the property welcomes you with a front lawned and driveway, whilst gated side access leads around to a south-facing and enclosed rear garden with patio area and shed for outdoor storage.

Entry via the front porch opens into separate entrance hallway, leading off to fitted kitchen and through to the sizeable reception room, passing stairs up the 1st floor. The lounge is spacious and light thanks to large sliding patio door out to the rear.

The 1st floor accommodation is recently redecorated and consists of 2 double bedrooms and further single, as well as modern family bathroom with full 3-piece suite. Early viewing is highly recommended.

Entrance Porch

Door to front elevation and tiled flooring.

Entrance Hallway

Double glazed window to side elevation, central heating radiator and vinyl flooring.

Lounge/ Diner

18' 9" x 15' 3" (5.71m x 4.65m)

Double glazed sliding patio doors to rear elevation, carpet and two central heating radiators.

Kitchen

9' x 9' 11" (2.74m x 3.02m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, electric cooker, central heating radiator, storage unit, pantry area under stairs, electric cooker, extractor and tiling to splash prone areas.

Landing

Loft access and carpet.

Bedroom One

.10' 10" min x 8' 8" min (3.30m min x 2.64m min)
Double glazed window to rear elevation,
central heating radiator and built in wardrobe.

Bedroom Two

9' x 8' 8" min (2.74m x 2.64m min)
Double glazed window to front elevation,
central heating radiator, built in storage and
airing cupboard housing hot water tank.

Bedroom Three

7' 9" x 6' (2.36m x 1.83m)
Double glazed window to rear elevation,
central heating radiator and bare wooden
floorboards.

Bathroom

Double glazed window to front elevation with
blind, electric shower over bath, wash hand
basin, W.C, vertical central heating radiator,
vinyl flooring and tiling to splash prone areas.

Front Garden

Laid lawn and driveway providing off road
parking.

Rear Garden

Laid lawn, backing onto mature trees, patio
area, storage shed and gated side access to
frontage.

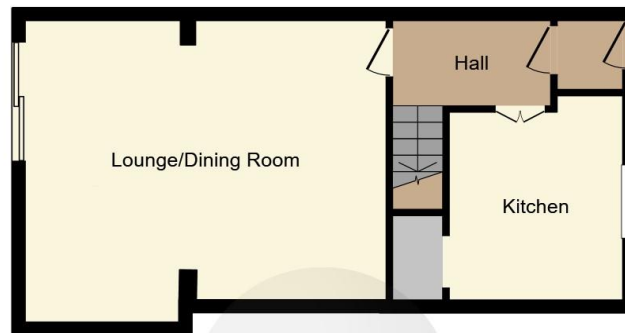
Storage Shed

Power and lighting.









Ground Floor



First Floor

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

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EPC Rating: C

Tenure: Freehold

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