



Maple Way, Branston Burton-On-Trent





## Property Description

Burchell Edwards are delighted to market this 3 Bedroom Detached house. The property is situated on a lovely road in the Brantson area. The property greets you with a tarmac driveway providing off road parking, access to the garage and a well maintained lawn area. The property itself is finished to a clean and tidy standard boasting a spacious downstairs comprising of: a wonderful living room, a spacious kitchen, a separate dining room and a downstairs W/C. On the first floor of the property is 3 beautiful double bedrooms, an en suite with shower to the master bedroom and a family bathroom. Outside to the rear is an enclosed garden which contains: a spacious lawn area, a slabbed paving area and a pathway to the front of the property, leading to the garage.

## Entrance Hallway

Window to front elevation and central heating radiator.

## Downstairs W.C

Window to front elevation, W.C, wash hand basin, central heating radiator and carpet.

## Lounge

18' x 11' max ( 5.49m x 3.35m max )  
Window to front elevation, sliding doors to garden, two central heating radiators and carpet.

## Dining Room

10' 1" x 9' 1" ( 3.07m x 2.77m )  
Window to front elevation, central heating radiator and carpet.

## Kitchen

13' 3" max x 8' 4" max ( 4.04m max x 2.54m max )  
Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, wooden flooring and door to rear elevation.

## Landing

Window to rear elevation, storage cupboard housing central heating boiler and carpet.

## Bedroom One

11' 9" max x 13' 4" max ( 3.58m max x 4.06m max )  
Window to front elevation, central heating radiator, integrated triple wardrobe and carpet.

## En-Suite

Window to front elevation, W.C, wash hand basin, shower cubicle, central heating radiator and carpet.

## Bedroom Two

12' 1" max x 11' 3" max ( 3.68m max x 3.43m max )  
Window to front elevation, central heating radiator, integrated double wardrobe and carpet.

## Bedroom Three

9' 1" x 8' 1" ( 2.77m x 2.46m )  
Window to rear elevation, central heating radiator, integrated single wardrobe, storage cupboard and carpet.

## Bathroom

Window to rear elevation, W.C, wash hand basin, bath with shower over and central heating radiator.

## Front Garden

Driveway providing off road parking for three vehicles, laid to lawn and slabbed pathway.

## Rear Garden

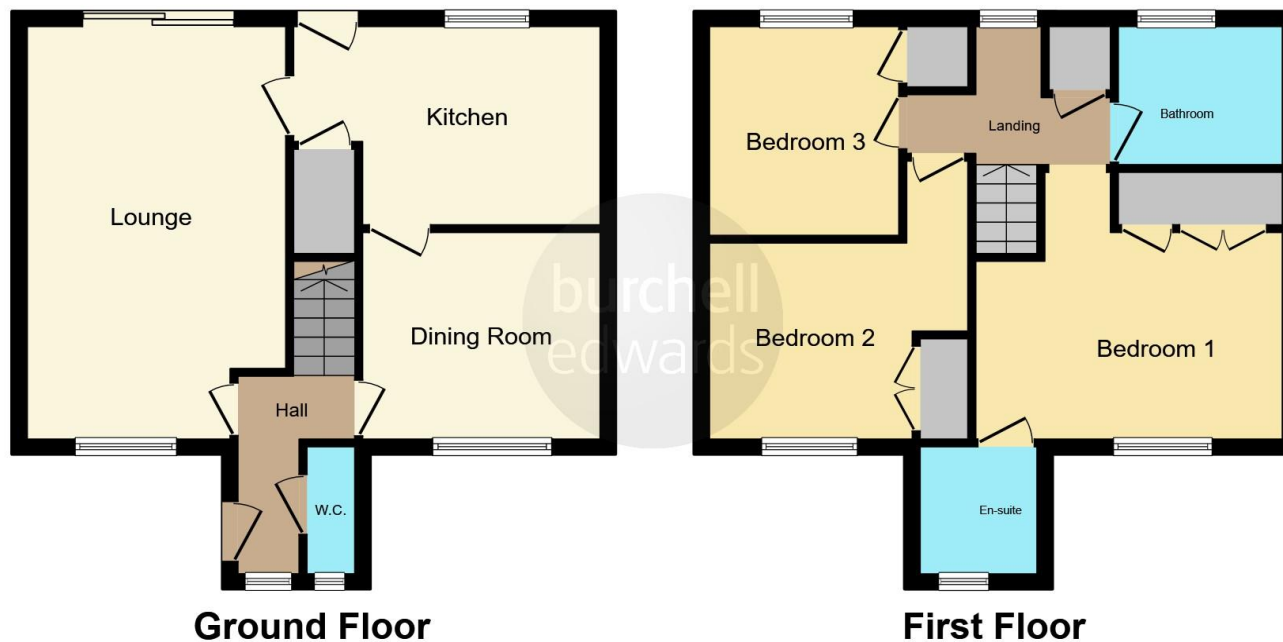
Laid to lawn, paved patio area, outside tap and fencing to all boundaries.

## Single Garage









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)

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**EPC Rating: C**

Tenure: Freehold

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