



Maple Way  
Branston Burton-On-Trent





# Maple Way Branston Burton-On-Trent DE14 3NQ

for sale offers over  
**£160,000**



## Property Description

A beautifully presented two bedroom semi detached home that would be a perfect first time buy for a young family looking to get onto the property ladder. This fantastic property is located in a popular area within Branston and has quick access to useful amenities and the A38 commuter route whilst also offering optimal privacy. The current vendors have gone to great lengths to make sure this property is immaculately presented throughout and have made numerous improvements over time. Book your viewing today to avoid missing out on this fantastic property!

## Entrance Hall

Double glazed door to front

## Lounge

11' 4" x 14' 3" ( 3.45m x 4.34m )

Double glazed patio doors, radiator, TV and telephone points.

## Kitchen

9' 8" x 7' 3" ( 2.95m x 2.21m )

Double glazed window to front, fitted wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, electric oven with induction hob and cooker hood over, plumbing for washing machine and dishwasher, space for fridge freezer and central heating radiator.

## Conservatory

9' 10" x 10' ( 3.00m x 3.05m )

UPVC construction, double glazed windows to side and rear and ceiling light point.

### Bedroom One

8' 11" x 11' 10" ( 2.72m x 3.61m )  
Double glazed window to rear, central heating radiator and TV point.

### Bedroom Two

.8' 5" max x 9' 9" max ( 2.57m max x 2.97m max )  
Double glazed window to front, built in wardrobes, radiator, TV point and airing cupboard housing central heating boiler.

### Bathroom

Radiator, roll top bath with shower over, wash hand basin, extractor fan, WC and UPVC cladding.

### Rear Garden

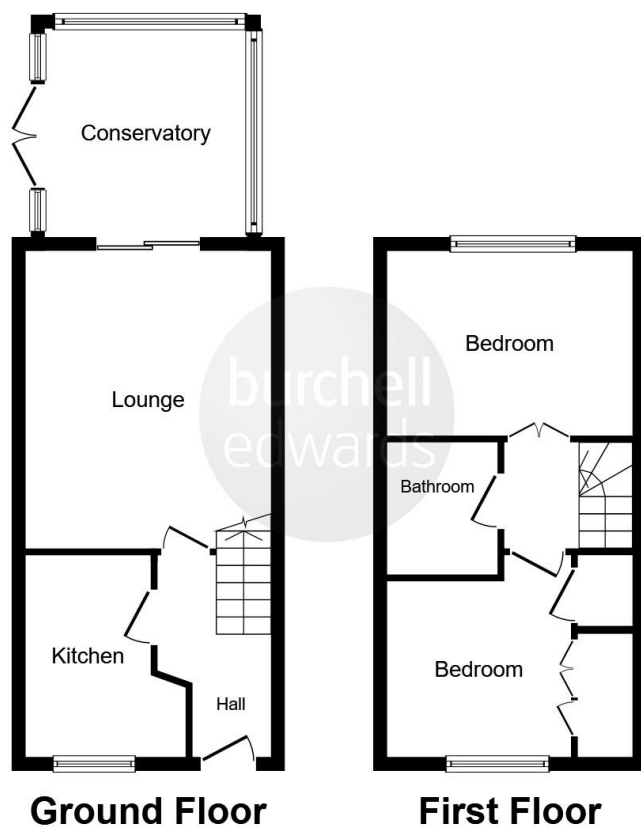
Large AstroTurf lawn, decked patio and slatted storage area. Backing onto a wooded covert.

### Garage

7' 10" x 16' ( 2.39m x 4.88m )  
Power, lighting and up and over doors.







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**T 01283 530 169**  
**E burton@burchelledwards.co.uk**

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**EPC Rating: Awaited**

Tenure: Freehold

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