

# Fairfields

Branston, Burton-on-Trent, DE14 3PE



This superb & immaculately presented semi detached offers an ideal home with a well designed layout featuring a hall, spacious lounge, large & impressive kitchen/diner opening out to gardens, utility area, guest WC, master bedroom with ensuite, drive & lawned gardens in a popular location.

£230,000

John German 

Situated on this modern development built by Peveril Homes is this superb modern semi. Well presented, decorated in neutral tones & ready to move into it is perfect for as a first home, family home those wanting to downsize but still wanting plenty of space.

The front door opens into a welcoming hall with stairs off to the first floor & door to a spacious lounge with a window framing views to front.

The highlight of the house is a spacious kitchen/diner with plenty of fitted units, an integrated oven & hob, plenty of room for a breakfast or dining table and French doors connecting the inside & outside space.

Off the kitchen is useful utility area with space for a washing machine & completing the ground floor is the guest WC.

The master bedroom is a generous double with the advantage of mirrored wardrobes & modern ensuite shower room, bedrooms two three both share the bathroom with a bath with shower & screen.

Outside, to the rear are lawned gardens with timber fencing around & a side gate, and the drive provides ample parking.

Buyers should note there is an estate management fee currently of £184.13 payable to LHS Residential.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

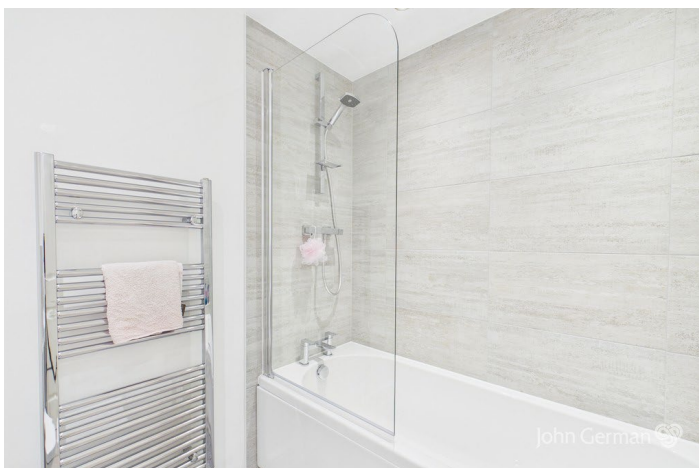
**Our Ref:** JGA05062026

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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#### Agents' Notes

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