

Kingfisher Gardens

Branston, Burton-on-Trent, DE14 3RF

John
German



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Tatenhill Lane, Branston, Burton-on-Trent, DE14 3RF

£550,000

Beautifully presented contemporary home with a large rear garden set on a lovely canalside development, offering an abundance of space with a well-designed layout including two reception rooms, stunning open plan living/kitchen/dining room, 4 bedrooms, 2 en suites plus a double garage and generous driveway.

Built by Lionscourt Homes, this superb home offers the very best of contemporary living on a delightful canalside small development, perfectly placed for the new John Taylor Free School, together with excellent transport links provided by the A38 and A50 putting nearby centres of Burton, the cathedral city of Lichfield, Birmingham, Derby and Nottingham all within easy reach.

Occupying a lovely position on the development with a landscaped front garden, a large four car driveway and a really good size garden, this is a home perfect for a family. Set in a superb location where you can stroll over the road to canalside walks that will take you to Barton Turn, onto Wychnor and further to Alrewas. Nearby there is also a popular pub within walking distance together with Branston village centre that has a Co-op store and doctors in easy reach.

A front entrance door opens into a good size and welcoming reception hallway with staircase off to the first floor with a fitted storage cupboard below. Glazed double doors open into a light, bright lounge with a 'media wall' having prep for a wall hung television with a contemporary fireplace beneath creating a sleek modern look. Double doors open through into a superb open plan living/kitchen/dining room, a great space for the family to get together in the morning or after work in the evening. The large kitchen area is fitted with a range of base and eye level units with worksurfaces over and a range of integrated appliances including an oven, microwave/combi oven, hob, extractor hood and fridge/freezer plus a dishwasher. There is plenty of space for a large dining table or breakfast table and the superb living/sitting area features skylights and bi-fold doors out to the rear garden.

A separate utility room has a matching range of units and worktops plus space and provision for domestic appliances.

Also off the hallway is a second reception room, an ideal work from home space or second sitting/family room, with a picture window framing views to front.

Completing the ground floor accommodation is the guest WC with a close coupled WC and wash hand basin.

To the first floor the landing has an airing cupboard and doors leading off. The master bedroom is an impressive room that has its own luxurious en-suite shower room with shower cubicle, pedestal wash hand basin and WC. Bedroom two also has the benefit of an en-suite shower room with shower cubicle, WC and wash hand basin.

Bedrooms three and four are good size rooms sharing an impressive family bathroom with a full suite comprising double shower cubicle, pedestal wash hand basin, WC and separate bath.

To the rear there are lovely large gardens with a paved terrace ideal for outside dining, together with shaped lawns ideal for a family or those wanting plenty of outdoor space. There is a rear entrance door into the double garage, with two up and over front entrance doors, also offering potential for a variety of uses. The driveway offers plenty of parking for approximately four cars.

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.

There is an estate management fee currently of - £312.32 payable to Ground Solutions

Property construction: Standard

Parking: Drive and double garage

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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15042026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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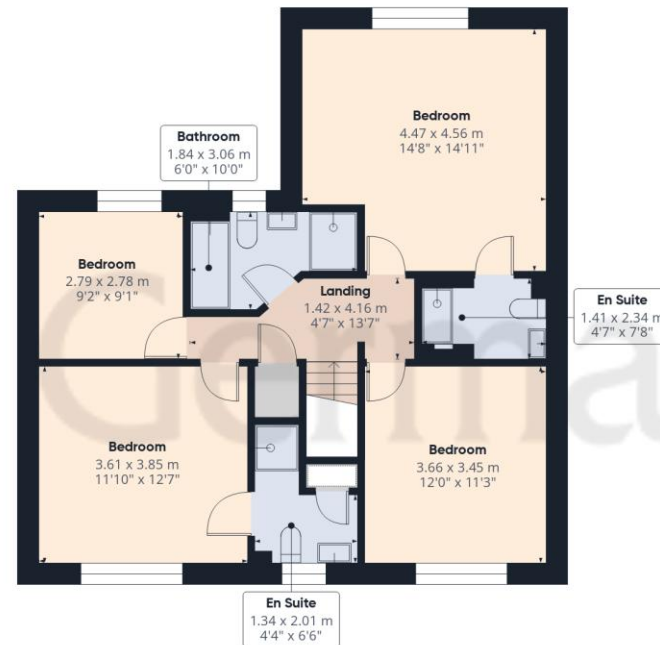


Ground Floor

Approximate total area⁽¹⁾

198.8 m²

2140 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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