

Aintree Close

Branston, Burton-on-Trent, DE14 3BH

John German



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A photograph of a bright, modern dining room. In the foreground, a light-colored wooden dining table is set with a white tablecloth and a woven basket containing a vase of greenery. Four white wooden chairs are tucked under the table. In the background, an arched doorway leads into a living room where a television, a sofa, and a fireplace are visible. A large abstract painting hangs on the wall to the right of the archway. A modern pendant light hangs from the ceiling.

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£275,000

A well-presented three-bedroom detached house situated on Aintree Close in the popular village of Branston, Burton-on-Trent. The property offers well-proportioned accommodation, a converted garage providing an additional family room currently utilised as a home office, and a pleasant rear garden with a decked entertaining area.

The accommodation comprises an entrance hall, downstairs WC, living room, dining room and conservatory. The living room provides a comfortable space for relaxation, while the dining room offers a natural setting for family meals and entertaining, with the conservatory leading directly from the dining room and providing an additional reception space overlooking the garden. The kitchen is fitted with a range of wall and base units, drawers, oven, induction hob and extractor fan, together with space for a dishwasher. At the opposite end of the room, there is space for an American-style fridge freezer and further utility appliances, providing a practical and versatile layout. A particularly useful feature is the garage conversion, carried out by the current owners to create an additional family room. This versatile space is currently utilised as a home office, but could equally lend itself to a playroom, hobbies room or further reception space, depending on the buyer's requirements.

To the first floor are three well-proportioned bedrooms, comprising two double bedrooms and a single bedroom. A family bathroom serves the bedrooms, completing the accommodation.

Outside, the property is approached via a driveway providing off-road parking, with a front lawn adding to the attractive approach. The rear garden features an initial patio area, leading to a decked seating and entertaining area, with the remainder laid to lawn. The garden provides a pleasant space for outdoor dining, relaxation and family enjoyment.

Situated in the popular village of Branston, the property is well placed for access to a range of local amenities and everyday conveniences. Nearby Branston offers local shops, a post office, convenience stores and public houses, while Burton-on-Trent town centre is within easy reach for a wider selection of shopping, supermarkets, restaurants and leisure facilities. The area is also well placed for families, with a number of local schools serving the surrounding communities. Branston Water Park provides attractive green space and opportunities for walking and outdoor recreation, while the nearby National Forest offers further opportunities to enjoy the countryside. For commuters, the property benefits from convenient access to the A38 and A50, providing road links towards Derby, Lichfield, the M1 and wider Midlands commercial centres.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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

Our Ref: JGA/08092026

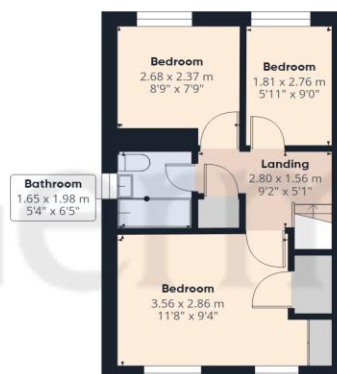
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

91.3 m²

982 ft²

Reduced headroom

0.4 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



