





A two-bedroom cottage-style terraced property occupying a pleasant position within a cul-de-sac in the highly regarded village of Branston.

Offering a charming frontage together with a deceptively generous rear garden, the property is well suited to first-time buyers or those seeking a home with character and outdoor space. The accommodation is arranged across two floors and includes a welcoming entrance porch, a living room with feature fireplace, and a fitted kitchen with useful pantry storage to the ground floor, whilst the first floor provides two bedrooms and a contemporary bathroom suite.

Externally, the property benefits from an extensive rear garden arranged across multiple sections including patio seating areas, lawned gardens, a summerhouse with power, storage outbuildings, and an external WC. The property is situated within easy reach of local amenities, transport links including the A38, and nearby countryside walks at Branston Leas Nature Reserve.



Accommodation

The accommodation begins via a composite entrance door leading into an entrance porch with double glazed windows and skylights allowing for plenty of natural light. A door opens into the living room, featuring wood effect flooring, a front facing double glazed window, radiator, and a fireplace with marble surround and matching hearth creating a focal point to the room. A door then leads through into the kitchen, fitted with a range of matching wall and base units together with preparation work surfaces incorporating a one and a half bowl sink with mixer tap. Integrated appliances include a Hotpoint oven with four ring gas hob and extractor hood above, whilst there is additional space for further appliances. The kitchen also benefits from continued wood effect flooring, a useful pantry cupboard, rear facing window and door providing access into the garden, together with stairs rising to the first floor.

The first floor landing provides loft access together with a built-in storage cupboard. The principal bedroom is positioned to the front elevation and offers a well-proportioned double bedroom with space for freestanding furniture. The second bedroom overlooks the rear garden and would also suit use as a home office or dressing room if required. Completing the accommodation is the contemporary bathroom, fitted with a white three-piece suite including a bath with rainfall style shower over and additional handheld attachment, wash hand basin, and low-level WC. The bathroom further benefits from fully tiled walls, recessed spotlighting, heated towel rail, and wood effect flooring.



Outside, the property enjoys an attractive frontage with gravelled borders, paved edging, and a pathway leading to the front entrance door behind a wrought iron gate. To the rear, the garden is a particular feature of the property and is arranged across several sections. Immediately adjacent to the property is a paved patio seating area with timber pergola, ideal for outdoor entertaining, together with planted shrub borders. A gate leads through a shared rear access passageway and into the further section of garden where there is a shared outbuilding providing storage and an external WC. Beyond this is a timber decked seating







area with summerhouse fitted with power, leading onto a well-maintained lawn with mature shrubs, stepping stone pathway, and an additional garden shed. A further enclosed lawned section is positioned at the far end of the garden, creating a surprisingly extensive outdoor space for a property of this style.

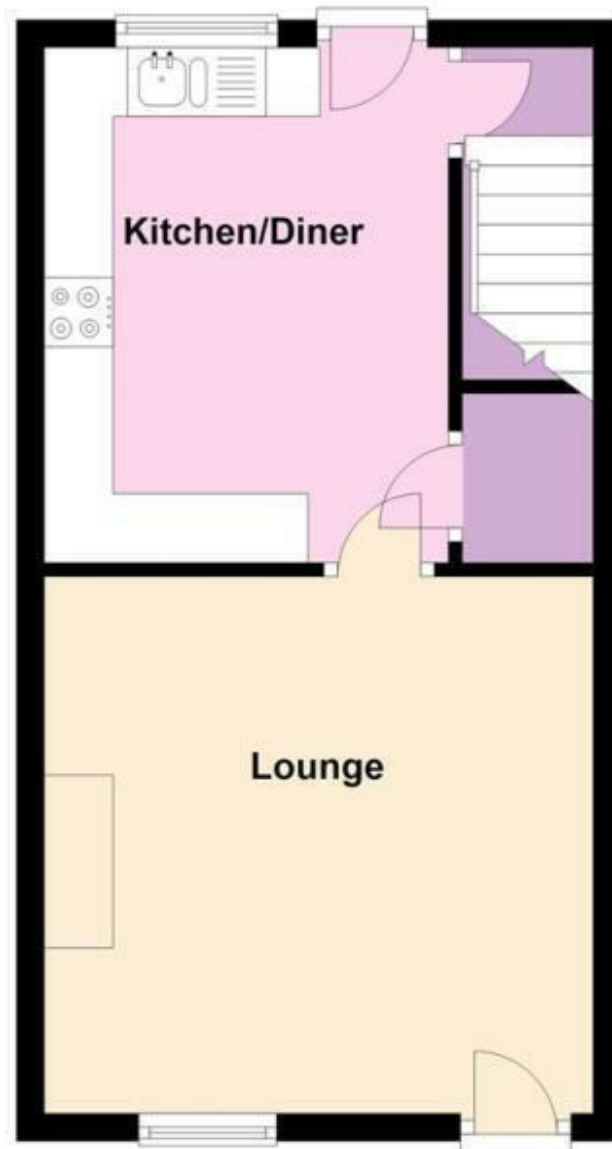




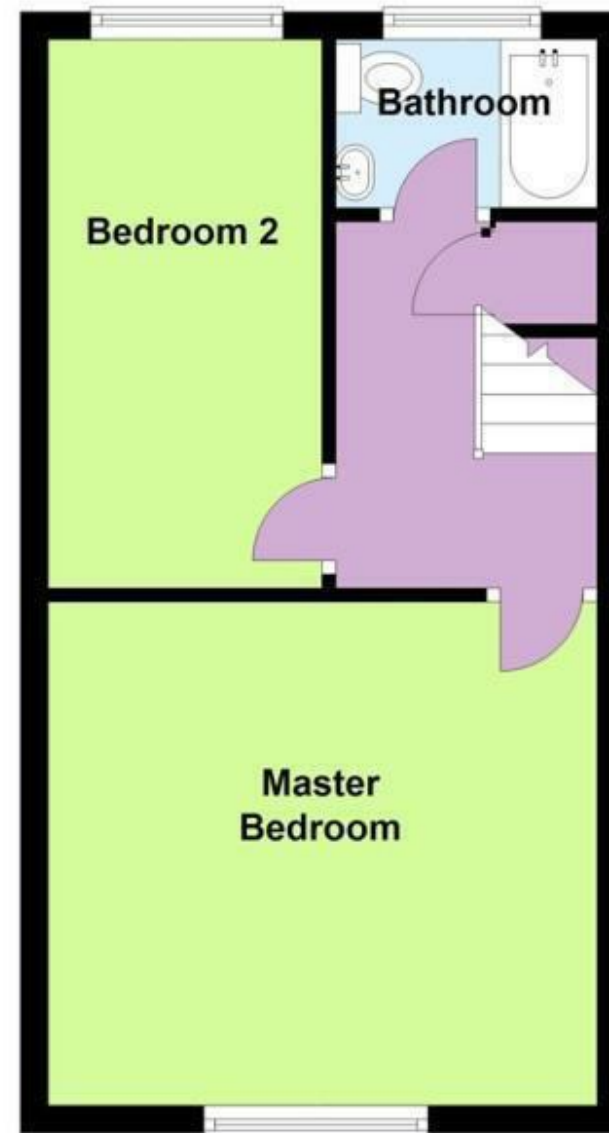




Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton
-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 