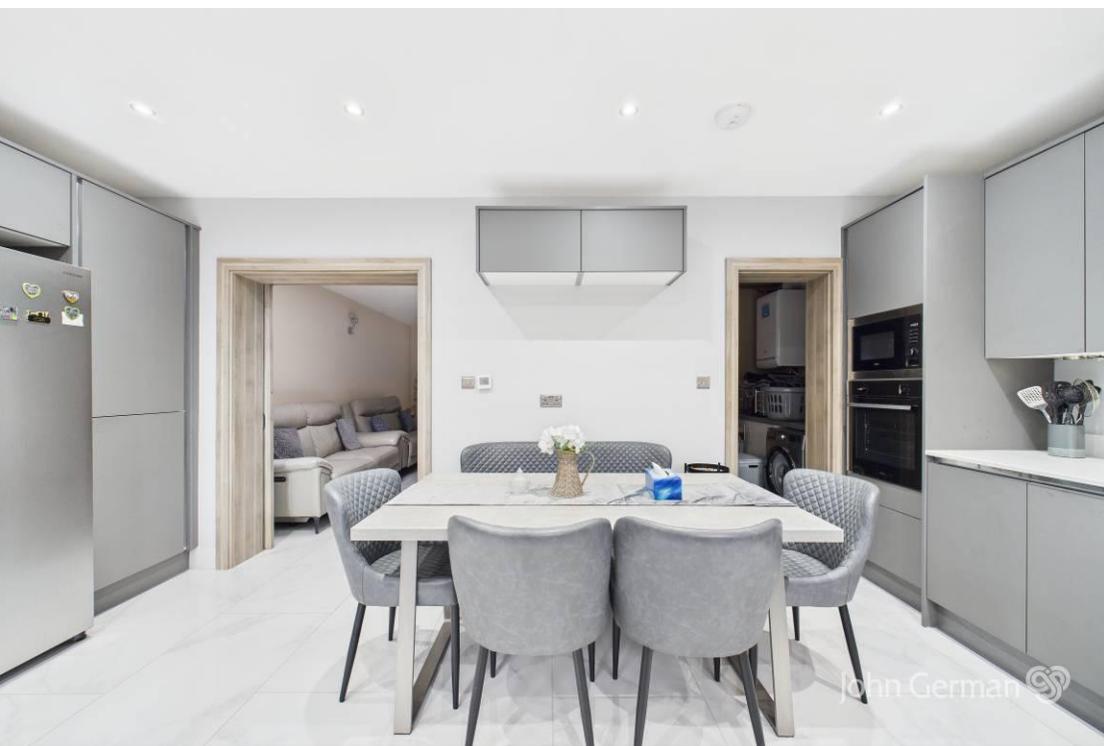


# Burton Road

Branston, Burton-on-Trent, DE14 3DR

John German





# Burton Road

Branston, Burton-on-Trent, DE14 3DR

£399,950

This exceptional semi-detached offers a stunning home, beautifully renovated with a luxury feel, immaculately presented and ready to move into. Two spacious reception rooms, a stunning kitchen/diner and wet room, together with four bedrooms, ensuite to master and a separate WC, large drive and brick outbuilding.



This is an exceptional home perfect for a large family, stylishly renovated and refitted to offer a luxurious feel. Situated in this popular non-estate location with a large drive and low maintenance garden with a brick outbuilding ideal for a variety of uses.

The ground floor has a light and spacious feel with gloss finished tiled floors and underfloor heating. The hall sets the tone, generously sized with plenty of space for coats and shoes, and with doors leading off.

To the right is a lovely good sized lounge with views front. Further along the hall is a living room with a tiled floor and skylight, creating a superb space to relax, with sliding double doors seamlessly leading through to the highlight of the ground floor - a stunning kitchen/diner.

The kitchen has been superbly refitted with gloss finished units, integrated oven and hob, and plenty of space for a dining table and further appliances. There are spotlights, gloss finished tiled floor and French doors opening out to the garden. Off the kitchen is a useful utility room.

Completing the ground floor is a refitted wet room style shower room with window to side.

The first floor landing has doors leading off to four bedrooms; three good size doubles and a generous single bedroom. The master bedroom has fitted wardrobes adding plenty of storage and the luxury of its own ensuite bathroom. Bedrooms two and three also benefit from fitted wardrobes. There is a separate WC.

Outside, a large block paved drive offers plenty of parking and a wide side access leads to low maintenance rear garden, which are also block paved.

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

**Our Ref:** JGA/02022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

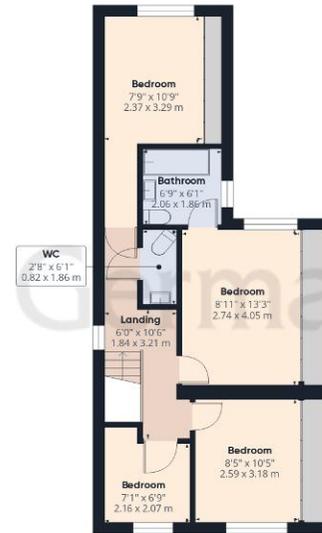
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



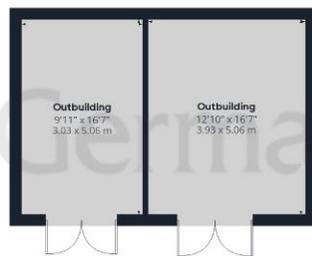




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1752 ft<sup>2</sup>

162.7 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

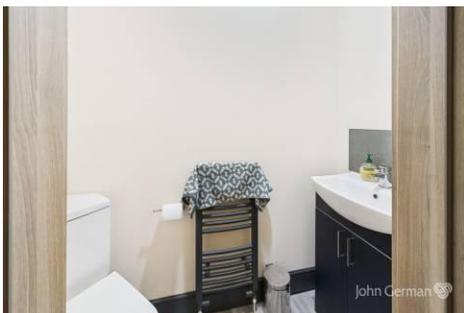
### Referral Fees

**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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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