



Palmer Close, Branston, Burton-On-Trent

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## Property Description

A large, four bedroom, detached family home located in a quiet cul d sac in Branston that offers a fantastic amount of living space for a growing family looking to move to a family friendly area! Benefiting from a five car driveway in a secluded cul de sac in Branston, this property would ideally suit those looking for more room to grow. With two reception rooms, four double bedrooms, a landscaped rear garden, modern kitchen and bathroom, and so much more! Book your viewing with Burchell Edwards today to avoid missing out!

## Entrance Hallway

Double glazed window and door to front elevation, central heating radiator and stairs to first floor accommodation,

## Guest W.C

Double glazed window to rear elevation, tiled flooring, W.C and wash hand basin with vanity unit.

## Lounge

Double glazed window to front elevation, central heating radiator and laminate flooring.

## Dining Room

Double glazed sliding patio doors to conservatory and central heating radiator.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a resin sink with drainer unit, gas hob, dishwasher, fridge freezer, tiled flooring and doored storage pantry.

## Utility Room

Double glazed window to side elevation, central heating radiator, wall and base storage units, sink, space and plumbing for washing machine.

## Conservatory

Double glazed windows and French doors to garden, electric wall radiator and laminate flooring.



## Landing

Loft access and airing cupboard.

## Bedroom One

Double glazed window, ceiling fan and built in wardrobes.

## En-Suite

Double glazed window to front elevation, W.C, corner shower, wash hand basin with vanity unit, heated towel rail and extractor.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

## Bedroom Three

Double glazed window to front elevation, central heating radiator and built in wardrobes.

## Bedroom Four

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

## Bathroom

Double glazed window to rear elevation, p shaped bath with shower over, W.C, wash hand basin, central heating radiator and heated towel rail.

## Rear Garden

Concrete patio, laid to lawn and access to summer house.

## Front Garden

Concrete driveway providing off road parking for five vehicles and laid to lawn.

## Garage

Roller door to front elevation, electric, lighting and central heating boiler housed.

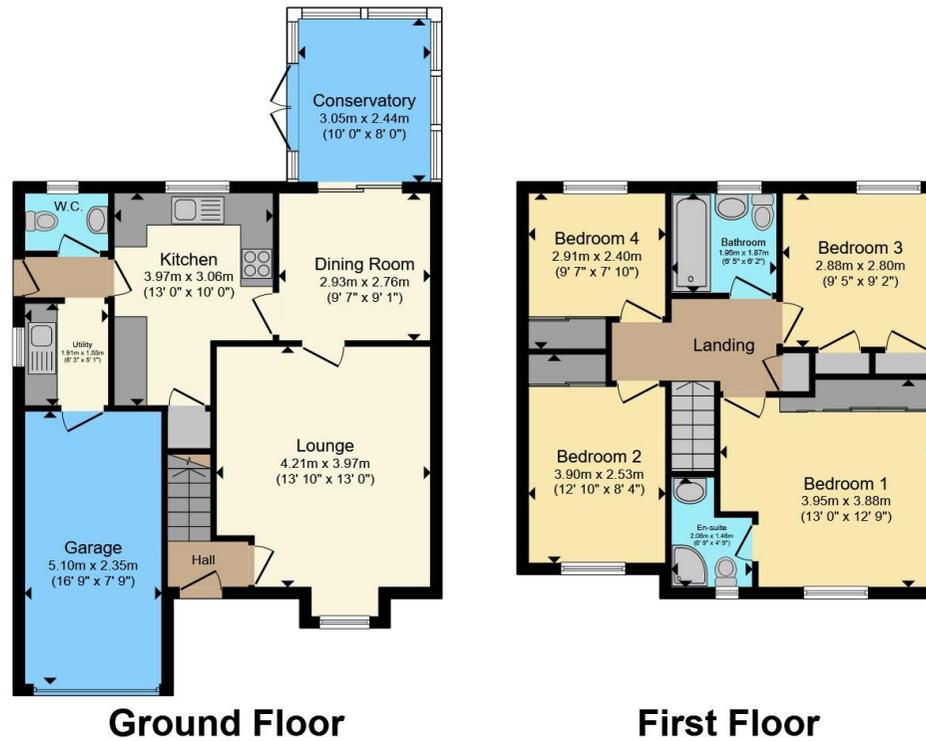
## Summer House

Electrics and lighting.









Total floor area 122.1 m<sup>2</sup> (1,315 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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