



Fairfields  
Branston Burton-On-Trent

burchell  
edwards



## Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 4 bedroom Detached family home, situated on a lovely private road in the Branston area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with an driveway to the side of the property providing off-road parking for multiple vehicles as well as access to the garage. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a lovely, wide entrance hall, a spacious lounge, a wonderful kitchen/diner along with a downstairs W/C for the ultimate convenience. On the first floor of the property you are greeted to an expansive landing which provides access to: the loft space, a storage cupboard, four double bedrooms along with the property's main bathroom which has been finished to a modern standard. The master bedroom also contains its own personal ensuite making it the ultimate master. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a decking seating area and a generous sized patio/gravel area, the garden presents a perfect relaxation area. Viewing of this lovely property is essential.

## Entrance Hallway

Window to side elevation, tiled flooring and two storage cupboards.

## Lounge

Window to front elevation, two central heating radiators and carpet.

## Kitchen

Window and doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, hob and dishwasher, space and plumbing for washing machine, tiled flooring, spotlights and two central heating

radiators.

## Landing

Window to side elevation, carpet, loft access, central heating radiator and storage cupboard.

## Bedroom One

Window to front elevation, central heating radiator, carpet and fitted wardrobes.

## En-Suite

Window to side elevation, shower, W.C, wash hand basin, spotlights, central heating radiator and wooden flooring.

## Bedroom Two

Window to rear elevation, central heating radiator and carpet.

## Bedroom Three

Window to rear elevation, central heating radiator and carpet.

## Bedroom Four

Window to front elevation, central heating radiator and carpet.

## Bathroom

Window to side elevation, W.C, wash hand basin, shower over bath, spotlights and wooden flooring.

## Loft Space

Partially boarded. Solar panels.

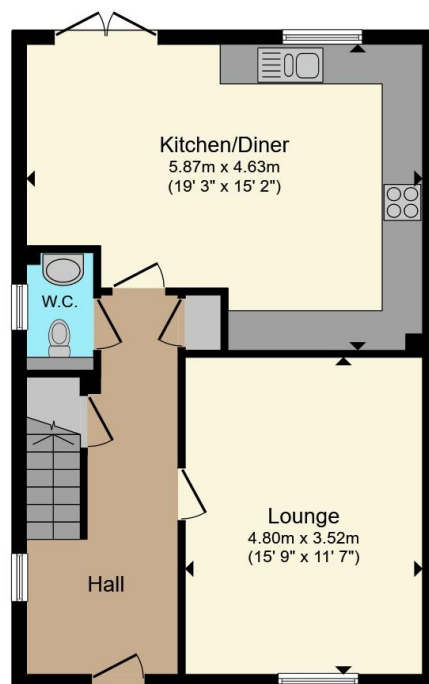
## Rear Garden

Slabbed patio, slate area, access to garage, heat pump and access to front driveway.

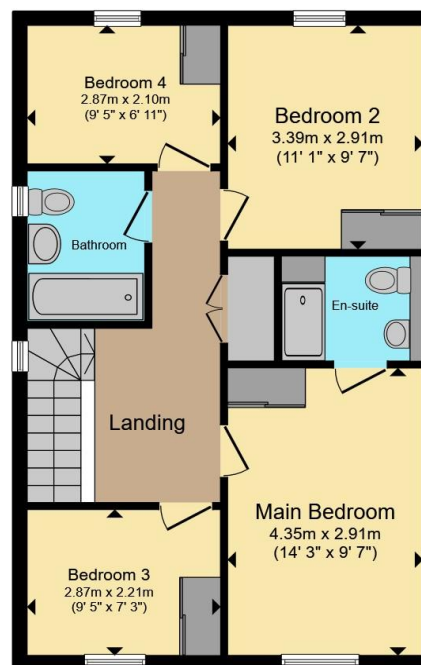








**Ground Floor**



**First Floor**

Total floor area 111.9 m<sup>2</sup> (1,204 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)



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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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