



Caraway Drive, Branston,  
Burton-on-Trent



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£235,000

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## Key Features

- End Town House
- Three Bedrooms
- Garage & Driveway
- Great Sized Rear Garden
- Private & Not Overlooked
- Quiet Cul De Sac Location
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bed roomed end town house situated on a quiet cul de sac, well positioned opposite communal space and park on Regents Park. In brief the accommodation comprises: - entrance hall, guest cloak room, lounge, dining kitchen and on the first floor a landing leads to master bedroom with built-in wardrobes, two further bedrooms and family bathroom. Externally the property benefits from a great sized rear garden with large paved patio areas ideal for entertaining, an attached single garage and off road parking. The property is ideal for first time buyers and viewings are highly recommended.

#### Accommodation In Detail

Upvc double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, wood effect laminate flooring and one central heating radiator.

#### Guest Cloak Room 0.9m x 1.65m (3'0" x 5'5")

having low level wc, wall hung space saving wash basin with chrome tap, consumer unit for electrics, wood effect laminate flooring, one central heating radiator and frosted Upvc double glazed window to front elevation.

#### Lounge 4.52m x 4.63m (14'10" x 15'2")

having feature panelling to walls, media points, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

#### Dining Kitchen 4.52m x 3.11m (14'10" x 10'2")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, hob with extractor over, electric oven, space for washing machine, space for fridge/freezer, tiled splashback, controls for central heating, wood effect laminate flooring, one central heating radiator, Upvc double glazed patio doors to rear elevation and Upvc double glazed window to rear.

#### On The First Floor

#### Landing

having access to loft space, Upvc double glazed window to side elevation and built-in storage cupboard housing the gas fired combination boiler.

#### Master Bedroom 2.47m x 4.39m (8'1" x 14'5")

having built-in quadruple wardrobes with shelves, hood and rails, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Two 2.56m x 3.35m (8'5" x 11'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 2m x 2.76m (6'7" x 9'1")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Family Bathroom 1.85m x 1.68m (6'1" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and chrome thermostatic shower over, glass shower screen, full tiling around bath area and half height to walls behind sink and toilet, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.



### Outside

To the rear of the property is a fully enclosed rear garden with large patio area ideal for entertaining, raised patio area and the rest of the garden is mainly laid to lawn with feature shale planter beds. There is an attached single garage with wooden glazed door to rear and up and over garage door to front. To the front is a fore garden which is mainly laid to lawn and a tarmac driveway.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

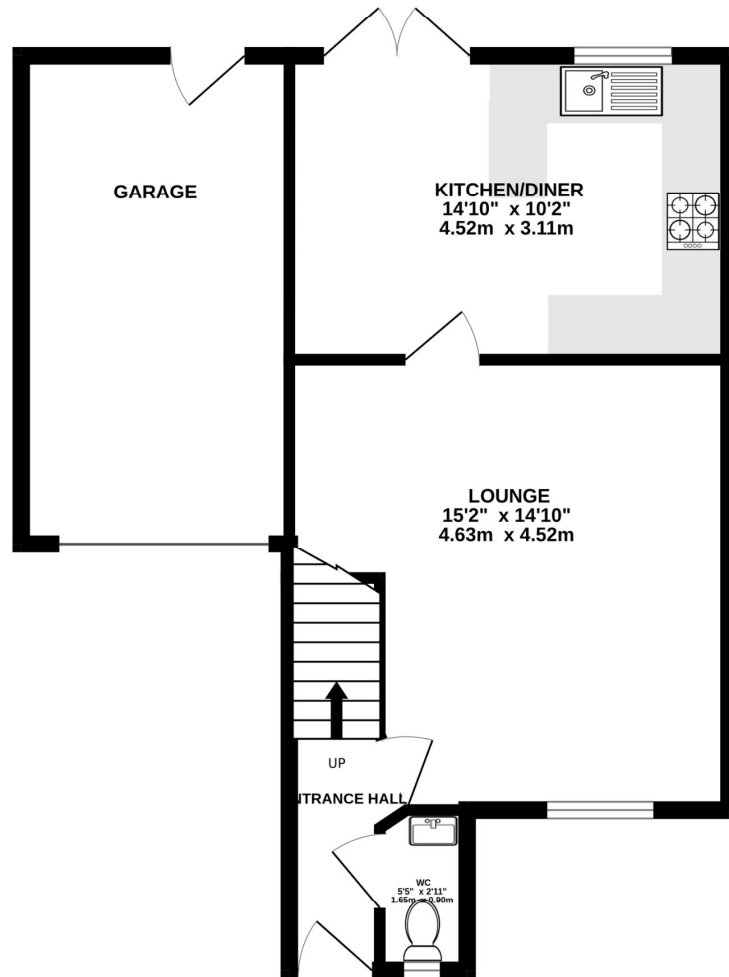
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

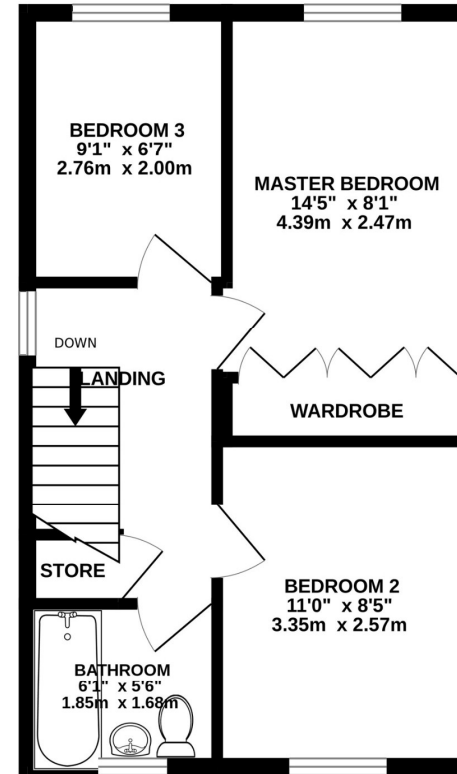




GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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