

Heron Grange

Branston, Burton-on-Trent, DE14 3RG

John German





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£235,000

This impressive semi detached home stands on a superb plot backing onto woodland, with a gated double width drive. Accommodation comprises hall, fitted kitchen, spacious living/dining room opening to the garden, two bedrooms including large master, family bathroom and dressing room/study.



This superb modern home is set on a lovely canalside development with John Taylor free school and a new primary school close by. Positioned at the end of the cul-de-sac on a generous plot backing onto woodland, with double gates to the side opening to a blocked paved drive for two cars. There are gardens to both the side and rear, plus a substantial summer house which is available by separate negotiation.

Inside, the welcoming hall gives access to a guest WC and an understairs cupboard. To the left is a modern fitted kitchen with an integrated hob, oven and fridge/freezer, and a window framing views to front. The living/dining room at the rear offers plenty of space to relax, with French doors opening out to the garden and stairs rising to the first floor.

Bedroom one is a large double with plenty of space for bedroom furniture, and two windows framing woodland views. The current owners have partitioned off a part of the room creating a walk-in wardrobe/dressing room, this could easily be added back into the bedroom. Bedroom two is also a good size. Both bedrooms share a modern family bathroom, having a bath with shower and screen over.

The property is well presented throughout and ready to move into.

Agents note: There is an estate management fee - amount TBC.

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 B

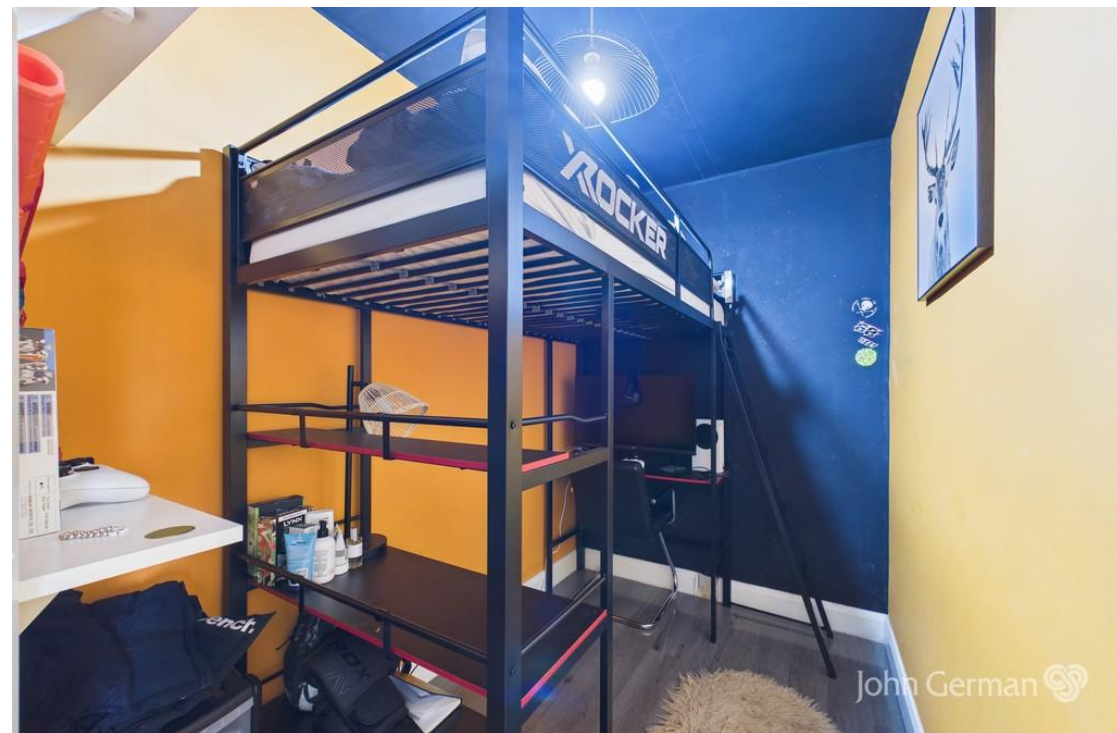
Useful Websites: www.gov.uk/government/organisations/environment-agency

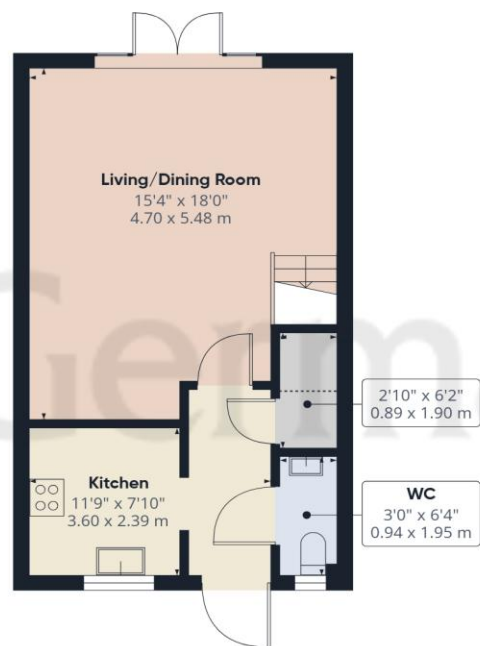
Our Ref: JGA/06032026

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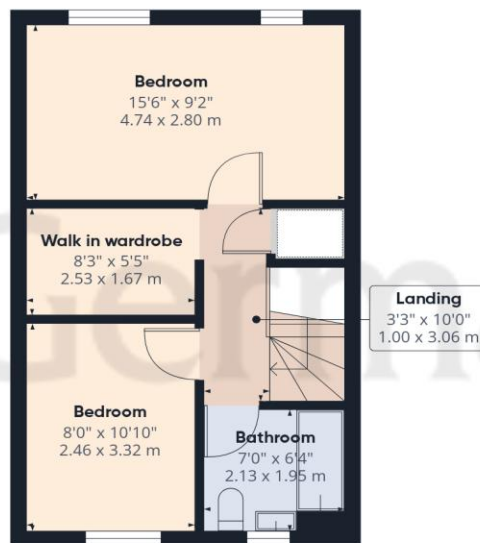
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

749 ft²

69.8 m²

Reduced headroom

8 ft²

0.8 m²

(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.

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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.

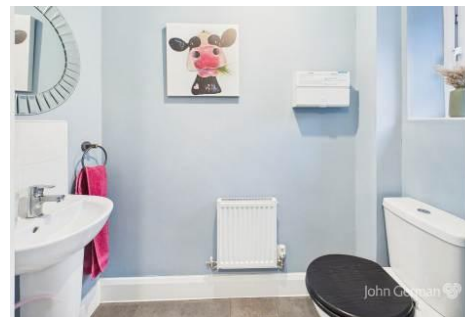
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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