

Kingfisher Gardens

Tatenhill Lane, Branston, DE14 3RF

John
German





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£575,000

This beautiful home with views over Branston Water Park features a stunning interior with a substantial open plan living/kitchen/dining room, separate lounge, impressive master with dressing room and en suite, bedroom two with en suite, double garage and garden with southerly aspect in a canalside location.



Situated in the highly desirable Cooper's Croft development by Lioncourt Homes, this outstanding property enjoys a prime location with views over Branston Water Park. With Trent and Mersey canal side walks just around the corner and close by there is the popular Bridge Inn, John Taylor Free School and Branston village centre with convenience store. There are excellent transport links provided by the A38 and train services by the nearby town of Burton-on-Trent and the cathedral city of Lichfield with its excellent London service.

This charming locale seamlessly combines the serenity of rural living with the convenience of modern amenities, making it the perfect setting for those seeking an idyllic retreat while still enjoying easy access to urban comforts.

Built to Lioncourt Homes' exceptional Knightsbridge design, this attractive residence offers a thoughtfully planned layout, ideal for modern family living. Natural light permeates each room, and ample storage ensures a clutter-free environment. The welcoming reception hall, with its striking staircase leading to the first floor and doors leading off, sets the tone for this stunning property.

The separate lounge has windows framing views to front.

The highlight of the ground floor is the expansive open plan kitchen/dining/living room, perfect for entertaining or spending quality time with the family. The living/family area offers space for a sofa and overlooks the rear gardens. The generous dining area, featuring bi-fold doors, opens onto the beautiful rear garden, seamlessly connecting indoor and outdoor spaces. The superb kitchen is fitted with a range of integrated appliances including hob, oven, microwave, fridge freezer, dishwasher, it has a breakfast bar, and a range of base and eye-level units with marble work surfaces with window framing views across the rear garden.

A practical utility room, with additional appliance space and side entry, adjoins the kitchen. The guest WC, with a close-coupled WC and wash hand basin, completes the ground floor.

Ascending to the first floor, the spacious gallery landing with front-facing window leads to five bedrooms.

The master bedroom is exceptional with a substantial bedroom, boasting a well-appointed dressing room with fitted wardrobes and a luxurious en-suite shower room, featuring twin wash hand basins, a freestanding bath, a separate spacious shower cubicle, WC, and towel rail/radiator.

Bedroom two, a spacious double bedroom, benefits from fitted wardrobes and an en-suite shower room. Bedrooms three and four are generous doubles, while bedroom five, currently a home office/study, offers views across the rear garden towards Branston Water Park.

A broad block-paved driveway provides ample off-road parking and access to the integral double garage with an electric up-and-over door, ideal for car storage or additional storage space. An electric car charging point adds to the property's modern appeal.

The rear garden, predominantly laid to lawn, features a paved terrace with a southerly aspect and gated side access. This alluring property promises an unparalleled lifestyle for those fortunate enough to call it home. Don't miss the opportunity to own this extraordinary home overlooking Branston Water Park. Whether you're hosting, spending quality time with family, or simply seeking a peaceful retreat, this spectacular 5-bedroom home offers the perfect blend of luxury, comfort, and natural beauty.

Agents note: We understand there is an estate management fee currently of £225.30.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/10052023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G













Ground Floor

Approximate total area⁽¹⁾

2387.05 ft²

221.76 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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