

# Rowan Drive

Branston, Burton-on-Trent, DE14 3FY

John German





## Rowan Drive

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Guide Price £295,000

This immaculately presented, three-storey townhouse on Rowan Drive, Branston, Burton-on-Trent offers stylish, versatile living space and is truly move-in ready, having been barely lived in by its current owners.

To the front of the property is a double-width driveway, providing ample off-road parking in addition to the integral garage.

The ground floor provides a generous and welcoming entrance hallway, setting the tone for the rest of the home. To the left, a door leads into the integral garage—an adaptable space that some neighbouring properties have partially or fully converted, offering excellent future potential. Also on this level is a modern shower room comprising a shower cubicle, WC and hand wash basin. To the rear, the well-equipped utility room features a range of wall and base units, sink, and space for both a washing machine and dryer, along with a door leading out to the rear garden. Completing the ground floor is a highly versatile room, currently used as a home office but equally suited as a generous double bedroom, with French doors opening directly onto the garden. This level is particularly appealing for multigenerational living, offering an ideal private space for elderly relatives or young adults.

The first floor is the heart of the home, boasting a spacious living room that spans the full width of the property. Flooded with natural light, it features large windows and French doors opening onto a balcony, creating a bright and airy living space. To the rear, the impressive kitchen diner is fitted with a range of wall and base units, integrated fridge freezer, dishwasher, eye-level double oven, six-ring gas hob with extractor, and ample drawer storage. There is plenty of space for a family dining table and chairs, with French doors and a Juliet balcony overlooking the rear garden. A well-proportioned WC with hand wash basin and a useful storage cupboard completes this floor.

The second floor hosts three bedrooms and the family bathroom. The principal bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room comprising a shower cubicle, WC and hand wash basin. Bedroom two is a generous double with fitted sliding wardrobes, while bedroom three is a smaller double - ideal as a nursery, study, or guest room. Both bedrooms two and three feature large, elongated windows that allow for an abundance of natural light. These rooms are served by a modern family bathroom fitted with a bath and overhead shower, WC, and hand wash basin. A spacious landing adds to the sense of space on this level.

Externally, the rear garden has been beautifully landscaped and clearly well cared for, offering an initial patio seating area, an artificial lawn for low maintenance living, and raised planters filled with thoughtfully arranged shrubs and planting. A charming wooden pergola creates an inviting outdoor entertaining space, perfect for relaxing or hosting.

Situated in a highly desirable residential area, Rowan Drive in Branston offers excellent access to local amenities, including shops, schools, parks, and transport links, making it an ideal location for families and professionals alike.

This superb home combines flexibility, modern living, and a fantastic location, making it perfectly suited to a wide range of buyers.

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

**Please note:** We understand there is an estate management fee of currently £150 per annum.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

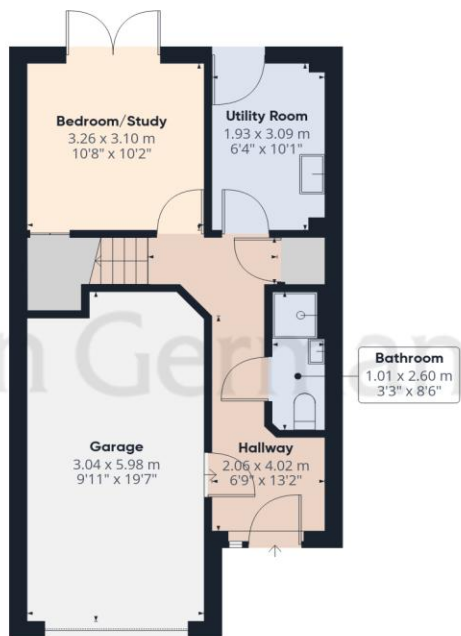
**Our Ref:** JGA/30042026

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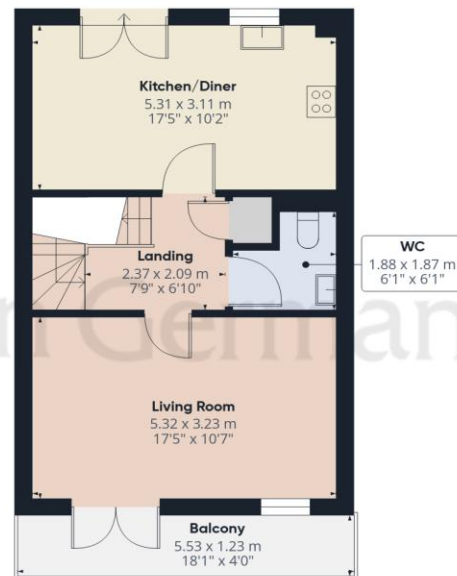
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



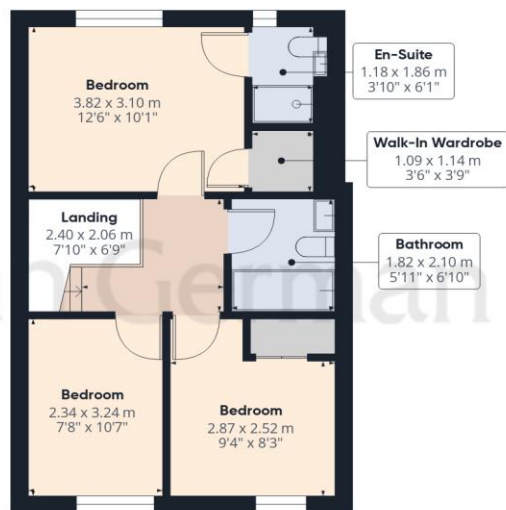




Ground Floor



Floor 1



Floor 2



**Approximate total area**

130.5 m<sup>2</sup>  
1406 ft<sup>2</sup>

**Balconies and terraces**

6.8 m<sup>2</sup>  
73 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

### 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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