



**Clays Lane, Branston, Burton-On-Trent, DE14 3HU**

Nicholas  
**Humphreys**

**Asking Price £240,000**

**\*\* Semi Detached Home \*\* Established Plot \*\* Popular Location \*\* Video Tour Applied \*\***

Clay Lane, Branston presents a traditional semi-detached home occupying a popular residential position in the heart of the village, within easy reach of local schools, amenities and the A38 commuter route. Set back from the road with a lawned front garden, block-paved driveway and garage, the property offers well-planned accommodation including a welcoming hallway, fitted kitchen, spacious open-plan lounge diner and conservatory overlooking the rear garden.

To the first floor are three bedrooms, including a generous master bedroom with fitted wardrobes, together with a three-piece family bathroom. Outside, the mature rear garden enjoys paved seating areas, lawn, raised borders and a good degree of privacy, with useful storage sheds positioned behind the garage. Offered for sale with no upward chain and immediate vacant possession, viewing is strictly by appointment only.



## The Accommodation

Occupying a desirable position along this well-established residential road in the heart of Branston, this traditional semi-detached property offers well-presented family accommodation and is conveniently situated for a range of local schools & everyday amenities.

The home is set back from the road behind a delightful front lawn garden and block-paved driveway providing off-road parking and access to the garage. A UPVC double-glazed entrance door with matching side panel leads into a welcoming reception hallway, featuring a staircase rising to the first-floor accommodation, useful understairs storage cupboard and double radiator.

Positioned to the rear of the property, the fitted kitchen offers a stainless steel one-and-a-half bowl single drainer sink unit set into preparation work surfaces, complemented by a wide selection of fitted base cupboards and drawers with matching eye-level wall units. Integrated appliances include a Bosch stainless steel oven with matching four-ring gas hob and extractor hood above, together with a concealed washing machine. A UPVC double-glazed window overlooks the conservatory and rear garden beyond, whilst a further useful understairs storage cupboard and glazed door provide access to the covered side lobby allowing for access back to the front of the property and garden.

A particular feature of the home is the spacious open-plan lounge diner, extending the full depth of the property and enjoying natural light from both front and rear elevations. The lounge area benefits from a UPVC double-glazed window to the front aspect, double radiator and an attractive electric feature fireplace. The dining area enjoys direct access to the conservatory through UPVC double-glazed sliding patio doors, creating an ideal space for both everyday living and entertaining.

The conservatory is constructed with an aluminium frame and incorporates single-glazed windows beneath a glazed roof, providing an additional reception area overlooking the garden. Sliding doors open directly onto the rear garden.

To the first floor, the landing has a UPVC double-glazed window to the side elevation, access to the loft space and a built-in cupboard housing the gas-fired combination boiler which supplies the domestic hot water and central heating system.

The principal bedroom is positioned to the front elevation and provides a generously proportioned double bedroom complete with a range of fitted wardrobes, UPVC double-glazed window and double radiator. The second bedroom enjoys pleasant views over the rear garden and benefits from a UPVC double-glazed window and double radiator. The third bedroom is situated to the front elevation and features a built-in double wardrobe, radiator and UPVC double-glazed window.

The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath, complemented by half-height wall tiling, UPVC double-glazed window and double radiator.

Outside, the property continues to impress with a mature rear garden offering a good degree of privacy. The garden is principally laid to lawn with paved seating areas, established raised borders and fenced boundaries, creating an attractive outdoor space for relaxation and entertaining. A covered side entrance lobby provides convenient access between the front and rear of the property. The single garage is positioned to the side of the home, with two useful storage sheds located to the rear of the garage.

Offered for sale with no upward chain and immediate vacant possession, this traditional family home occupies a sought-after village location and provides excellent potential for purchasers seeking a well-maintained property in the heart of Branston. All viewings are strictly by appointment only.

## Hallway

2.87m x 2.16m (9'5 x 7'1)

## Lounge Diner

6.58m x 3.71m max into recess (21'7 x 12'2 max into recess)

## Kitchen

3.73m x 2.62m (12'3 x 8'7)

## Conservatory

5.13m x 2.36m (16'10 x 7'9)

## Bedroom One

3.18m x 3.20m to wardrobes (10'5 x 10'6 to wardrobes)

## Bedroom Two

3.51m x 2.84m (11'6 x 9'4)

## Bedroom Three

2.72m max x 2.34m max (8'11 max x 7'8 max)

## Bathroom

2.41m x 1.68m (7'11 x 5'6)

## Single Garage & Outbuildings

Awaiting EPC inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See

Ofcom link <https://checker.ofcom.org.uk/>

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

An on-site management fee may apply to all modern or new developments.

## Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

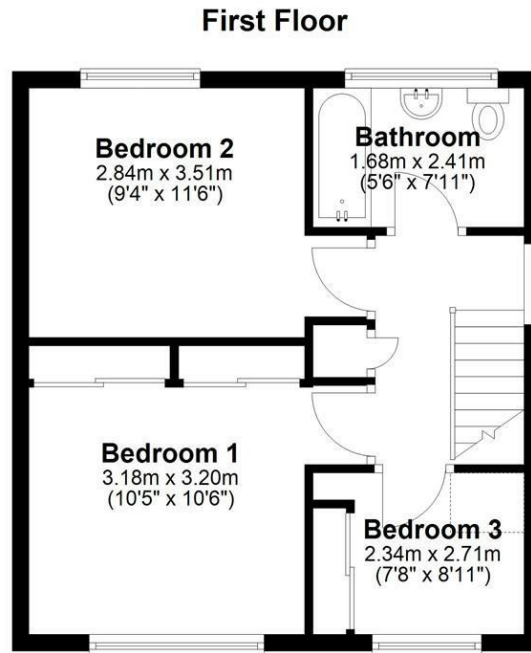
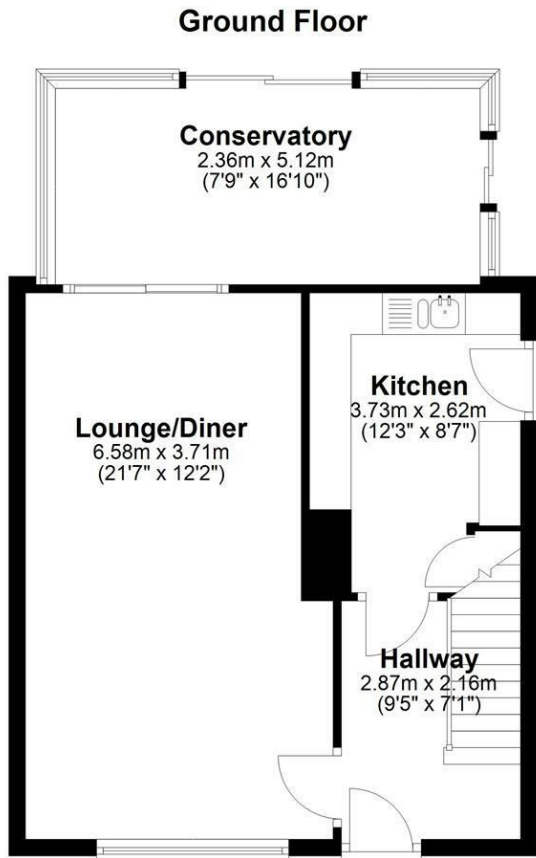
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

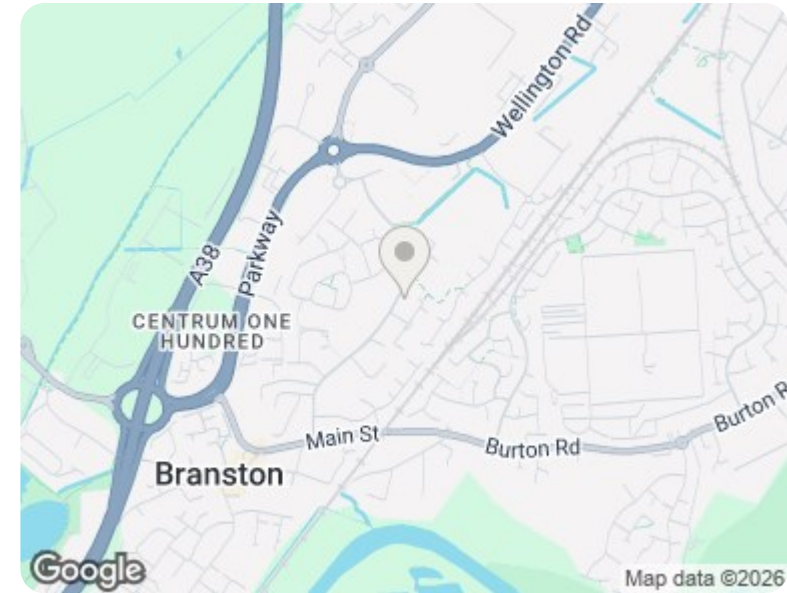








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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