



Fairfields, Branston, Burton-On-Trent, DE14 3PE

Nicholas  
Humphreys

£325,000

**\*\* Modern Development \*\* High Standard Of Accommodation \*\* Four Bedrooms \*\* Single Garage \*\***

A modern detached family home occupying a desirable cul-de-sac position within the popular village of Branston. Built by Peveril Homes, this well-presented property offers spacious and versatile accommodation, including a front lounge, guest cloakroom and a standout open-plan dining kitchen with French doors opening onto the rear garden.

The first floor provides four well-proportioned bedrooms, including a master with en-suite, along with a modern family bathroom. Outside, the property benefits from driveway parking for two vehicles, a detached garage and a low-maintenance rear garden with patio and decking areas. Further highlights include UPVC double glazing, an air source heat pump and solar panels.

An ideal modern family home in a sought-after village location. Viewings strictly by appointment only.



## The Accommodation

A modern detached family home occupying a desirable residential cul-de-sac location within the popular village of Branston. Built by Peveril Homes, this contemporary and versatile property offers generous, well-planned accommodation ideally suited to modern family living.

The accommodation opens with a welcoming reception hallway, having a UPVC double-glazed window to the side elevation, single radiator, a useful below-stairs storage cupboard and an additional walk-in storage area. Positioned to the front aspect of the home is a well-proportioned lounge, featuring a UPVC double-glazed window, attractive feature panelling to one wall and radiators.

A ground-floor guest cloakroom is fitted with a modern white suite comprising a low-level WC and hand-wash basin, with a single radiator and UPVC double-glazed window.

A particular highlight of the property is the open-plan dining kitchen spanning the rear aspect of the home. The dining area enjoys UPVC double-glazed French patio doors opening out onto the rear garden, while the kitchen is fitted with a wide range of base units and matching eye-level wall cupboards with preparation work surfaces. Integrated appliances include a one-and-a-half bowl sink unit with mixer tap, built-in double oven, five-ring electric hob with extractor hood above and built-in dishwasher, with freestanding appliance space for a washing machine and fridge freezer. Additional features include a UPVC double-glazed window overlooking the rear garden, two radiators and a door returning to the reception hallway.

To the first floor, the landing benefits from a UPVC double-glazed window to the side elevation, access to the loft space and a built-in storage cupboard housing the hot water cylinder system. The principal bedroom is positioned to the front elevation and includes UPVC double-glazed window, radiator, built-in double wardrobe with mirrored sliding doors and a door leading through to the en-suite shower room. The en-suite is fitted with a modern white suite comprising a low-level WC, hand-wash basin and a double walk-in shower enclosure with twin-head thermostatic shower, complemented by a heated chrome towel rail and a UPVC double-glazed window.

The second bedroom is a generous double enjoying views over the rear garden, while there are two further well-proportioned bedrooms positioned to both the front and rear aspects of the property. The family bathroom is fitted with a three-piece white suite comprising a low-level WC, pedestal hand-wash basin and panel bath with thermostatic shower over, glass shower screen, complementary wall tiling, shaver point and a UPVC double-glazed window.

Externally, the property benefits from a driveway to the side elevation providing off-road parking for two vehicles, leading to a single detached garage. Gated access from the driveway leads into the low-maintenance rear garden, which is designed for ease of upkeep and features paved patio areas, slate sections and raised decking.

The property is UPVC double-glazed throughout and is heated via an air source heat pump, complemented by solar panels to the roof, assisting with the home's overall energy efficiency. Branston offers a range of village amenities including convenience stores and everyday local services, along with access to local school catchment areas.

All viewings are strictly by appointment only.

## Reception Hallway

## Guest Cloakroom

## Lounge

4.72m x 3.53m (15'6 x 11'7)

## Kitchen Diner

5.79m max x 4.60m max (19'0 max x 15'1 max)

## First Floor

## Master Bedroom

4.34m max x 2.87m (14'3 max x 9'5)

## En-suite Shower Room

## Bedroom Two

3.35m x 2.90m (11'0 x 9'6)

## Bedroom Three

2.84m x 2.21m (9'4 x 7'3)

## Bedroom Four

2.82m x 2.08m (9'3 x 6'10)

## Bathroom

2.21m x 1.65m (7'3 x 5'5)

## Single Garage & Garden

### Move With Us

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Air Source Heat Pump

Council Tax Band: E

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. On this site the fee is in the region of £183 per year

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.

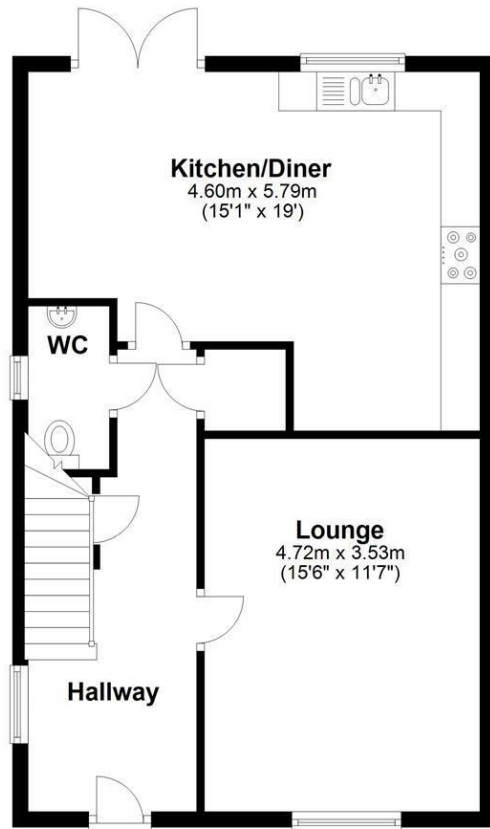
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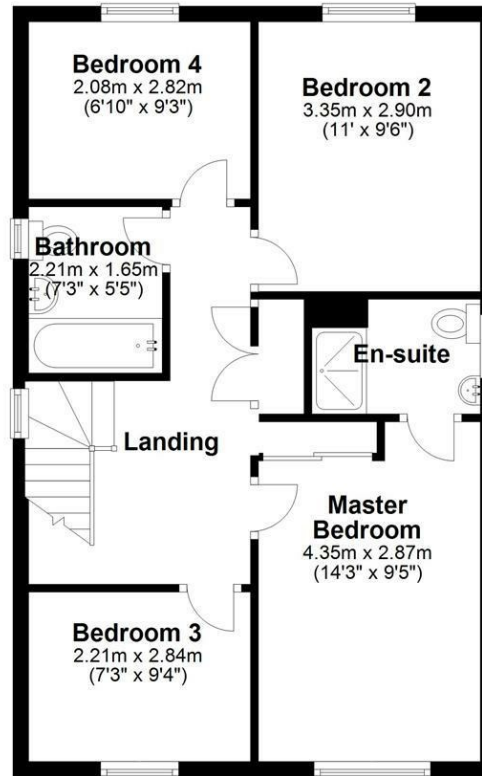




### Ground Floor



### First Floor



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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

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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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