

Caraway Drive

Branston, Burton-on-Trent, DE14 3FQ



Situated on the popular Regents Park estate in Branston, this well-presented two-bedroom end-terraced home occupies a pleasant position set back within a quiet cul-de-sac on Caraway Drive, offering an ideal purchase for first-time buyers or investors alike.

Guide Price £195,000



John German 

The accommodation is accessed via a front garden leading into an entrance hallway. To the right is a convenient downstairs WC fitted with a hand wash basin. The kitchen is positioned to the front and features a range of wall and base units, drawers, a double sink, gas hob with extractor fan over, tiled splashbacks, and space for an oven, fridge freezer, and washing machine.

To the rear, a generous living room provides a bright and welcoming space, complete with a useful storage cupboard and French doors opening out onto the garden, creating an excellent flow for everyday living and entertaining. To the first floor are two well-proportioned double bedrooms, both benefiting from fitted storage. Completing the accommodation is a family bathroom comprising a bath with shower over, WC, and hand wash basin.

Externally, the rear garden features an initial patio area with a wooden pergola, ideal for outdoor seating, with the remainder laid to lawn and bordered by trees and shrubs. As an end-terraced property, it also enjoys the added advantage of side access and additional space, perfect for sheds or storage, without the typical access requirements for neighbouring properties.

Further benefits include a boiler that has been replaced within the last 12 months, offering added peace of mind for prospective buyers.

Regents Park is a highly regarded residential development within Branston, offering a range of local amenities, schooling, and convenient access to nearby transport links and Burton town centre.

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: Two parking spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA27042026

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AWAITING EPC MEDIA



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