



Mullberry Way, Branston,
Burton-on-Trent



Offers in Excess of £200,000



Key Features

- Mid Terraced Home
- Two Double Bedrooms
- Ideal For First Time Buyer
- Guest Cloak Room
- Off Road Parking
- Enclosed Rear Garden
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented two bedroomed mid terraced home on the desirable modern estate of Branston Leas. The estate benefits from great transport links, close to local amenities, open spaces and country walks. The property itself benefits from two great sized bedrooms, good sized living space, south facing garden and plenty of off road parking. In brief the accommodation comprises: - entrance hall, kitchen, lounge diner, guest cloak room and on the first floor a landing leads to two double bedrooms, master with built-in wardrobe, and a well appointed bathroom.

Accommodation In Detail

Composite frosted double glazed door leading to:

Entrance Hall

having staircase rising to first floor, controls for Nest heating system, consumer unit for electrics, one central heating radiator and wood effect vinyl flooring.

Kitchen 1.86m x 2.95m (6'1" x 9'8")

having range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor over and brushed chrome splashback, integrated washing machine and fridge/freezer, feature tiled splashback, cupboard housing Ideal Logic gas fired combination boiler, wood effect vinyl flooring and Upvc double glazed window to front elevation.

Lounge/Diner 4.12m x 4.04m (13'6" x 13'4")

having built-in understairs storage cupboard, media points, two central heating radiators, neutral medium pile carpet and Upvc double glazed French doors with Upvc double glazed side to rear elevation.

On The First Floor

Landing

having access to loft space, one central heating radiator and medium pile neutral carpet.

Master Bedroom 4.12m x 2.57m (13'6" x 8'5")

having built-in double wardrobe, tv aerial point, one central heating radiator, medium pile neutral carpet and two Upvc double glazed windows to rear elevation.

Bedroom Two 4.12m x 2.46m (13'6" x 8'1")

having built-in overstairs storage cupboard housing the controls for the dual area Nest system, one central heating radiator, medium pile neutral carpet and two Upvc double glazed windows to front elevation.

Bathroom 1.89m x 1.92m (6'2" x 6'4")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings and chrome thermostatic shower over, glass shower screen, wood effect vinyl flooring, shaver point, electric wall hung mirror, extractor fan and heated towel radiator.

Outside

To the front of the property is a tarmacadam driveway providing parking for two vehicles and a paved pathway leads to the front door. To the rear is a fully enclosed garden with a good sized patio area, lawn and a rear access gate for bins and maintenance.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

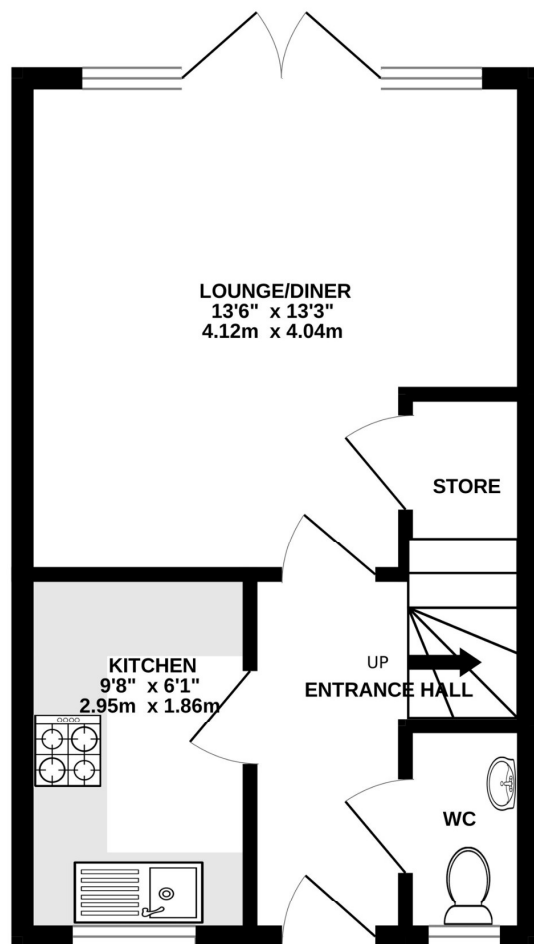
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

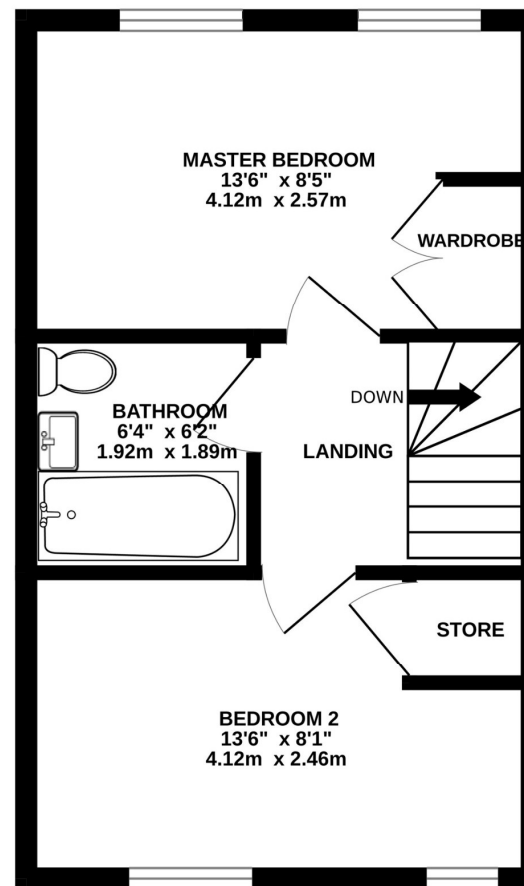
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



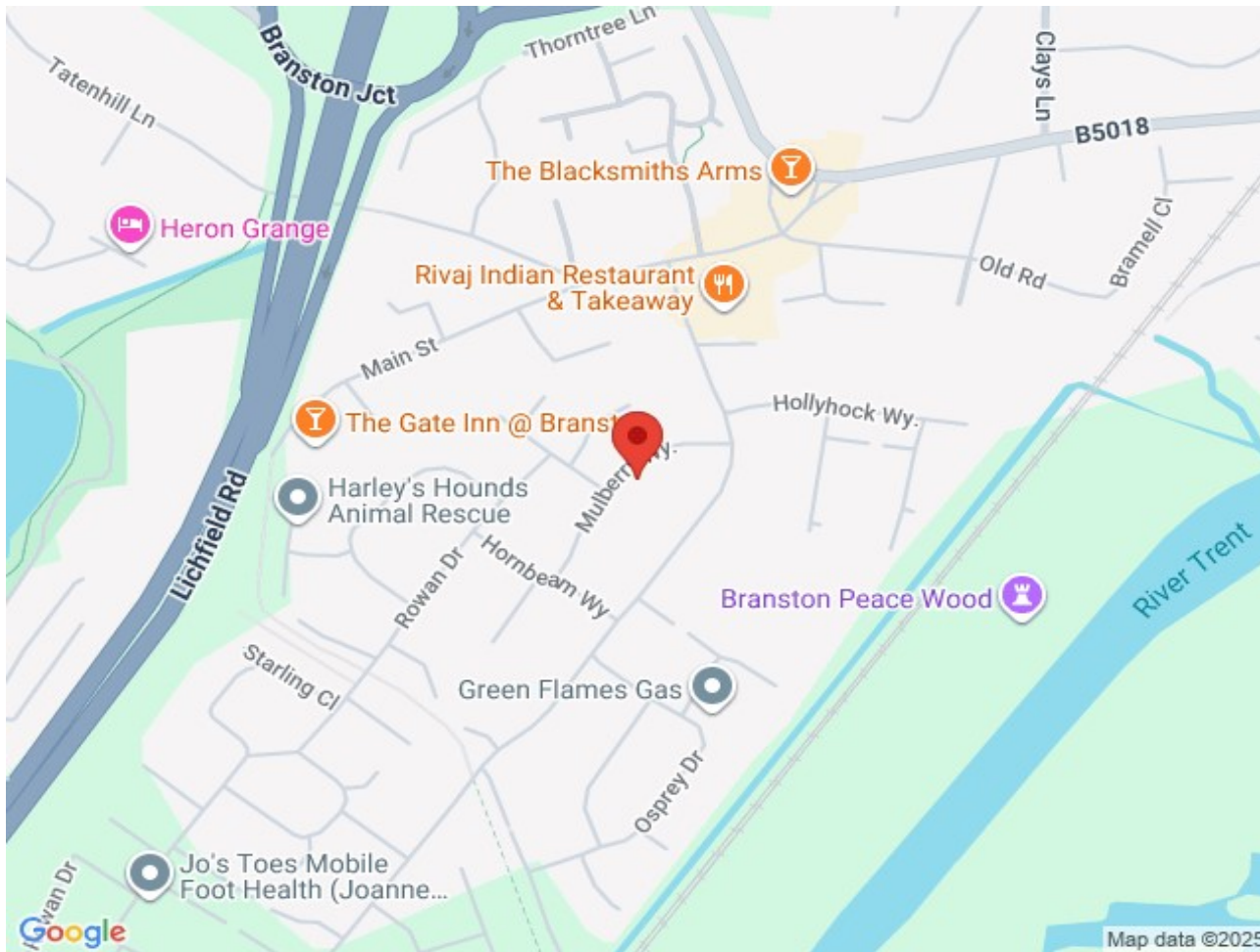
1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.