



Myrtle Drive
Branston BURTON-ON-TRENT

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Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Terraced family home. The property is situated on a lovely, private road in the heavily desired Branston Leas estate in the Branston area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property greets you with a tarmac driveway providing off road parking for multiple vehicles as well as pushing the property away from the roadside providing enhanced privacy. The property itself is finished to a superb standard and boasts a spacious downstairs comprising of: a wonderful living/dining room to the rear of the property, a functioning kitchen to the front of the property and a downstairs W/C. On the first floor of the property is 2 great sized, double bedrooms, a large single bedroom and the property's main family bathroom, which has been finalised to a lovely standard. In addition to this, you will find a personal ensuite to one of the double bedrooms making this the ideal master bedroom. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area as well as a generous sized lawn patch, the garden presents a perfect relaxation area with a level of privacy. Viewing of this amazing property is essential!

Entrance Hall

Wooden flooring, central heating radiator, pendant light x2, under stair storage cupboard.

Living/Dining Room

Wooden flooring, pendant light x2, central heating radiator, patio doors leading to rear garden.

Kitchen

Wooden flooring, window to front elevation, central heating radiator, pendant light, integrated oven & hobs, integrated washing machine, integrated fridge/freezer, stainless

steel sink & drainer, cupboards over counters.

Downstairs W/C

Wooden flooring, pendant light, low level flush W/C, hand wash basin, central heating radiator.

Landing

Carpet flooring, pendant light, loft access, central heating radiator.

Bedroom One

Carpet flooring, central heating radiator, pendant light, window to front elevation, integrated double wardrobe,

Ensuite

Tiled flooring, pendant light, window to front elevation, central heating radiator, low level flush W/C, hand wash basin, shower cubicle.

Bedroom Two

Carpet flooring, central heating radiator, pendant light, window to rear elevation.

Bedroom Three

Carpet flooring, central heating radiator, pendant light, window to rear elevation.

Family Bathroom

Wooden flooring, pendant light, central heating radiator, low level flush W/C, hand wash basin, shower over bath

Front Garden

Tarmac driveway providing off road parking for multiple vehicles.

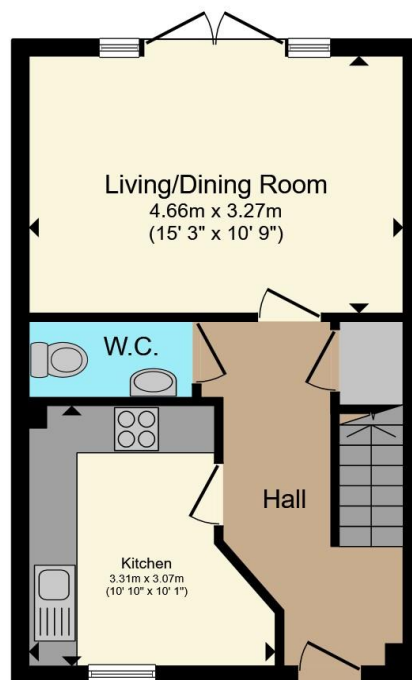
Rear Garden

Enclosed rear garden, patio slabbed seating area, laid to lawn area, gate access to alleyway which leads to front of property.

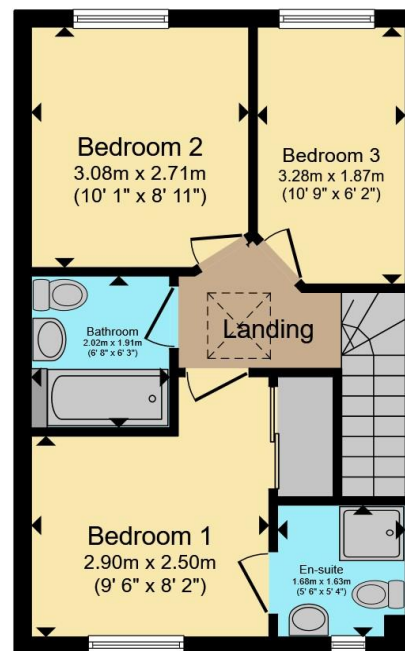








Ground Floor



First Floor

Total floor area 72.2 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

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