



Rowan Drive, Branston, Burton-on-Trent



4



2



2

£375,000



Key Features

- Impressive Detached Home
- Four Well Proportioned Bedrooms
- Popular Position Close To Amenities
- Fabulous Open Plan Living Dining Kitchen
- Recently Landscaped Garden
- Excellent Driveway & Detached Garage
- EPC rating B
- Freehold





This well-appointed detached house comprises four spacious bedrooms and two modern bathrooms, offering comfortable living accommodation suitable for a variety of households. The property features two reception rooms, providing ample space for both relaxation and entertaining. Gas central heating ensures a warm and inviting environment throughout the home. The private garden offers outdoor space ideal for leisure, gardening, or family activities. A garage provides secure off-road parking and additional storage options, enhancing both convenience and functionality. The property is available on a freehold tenure, granting owners full control and security over their investment.

Local Area

Situated in the desirable locale of Branston, Staffordshire, this property benefits from its accessible setting with connections to the wider region. The area combines residential tranquillity with proximity to essential amenities, services, and transport links, contributing to a comfortable and practical lifestyle for residents.

Accommodation In Detail

Composite door with frosted double glazed side panels leading to:

Entrance Hall

having staircase rising to first floor, Smart thermostat for central heating, fitted smoke alarm, one central heating radiator and understairs storage which contains the media centre, consumer unit and automatic lighting.

Lounge

having media point for tv, BT point, one central heating radiator and Upvc double glazed window to front elevation & double half glazed Oak doors leading to Living Dining Kitchen

Study/Play Room

having BT point, one central heating radiator and Upvc double glazed window to front elevation

Guest Cloak Room

having low level wc, pedestal wash basin with chrome mixer tap, feature half height tiling, one central heating radiator, extractor fan and frosted Upvc double glazed window to side elevation.

Living Dining Kitchen

featuring:

Kitchen Area

having high specification Shaker style units with brass handles, high spec quartz worktop, Bosch five ring gas hob with extractor over, electric Bosch oven, microwave oven, integrated fridge/freezer and Bosch dishwasher, sink and drainer with chrome mixer tap, under counter lighting, plinth lighting, cupboard housing gas fitted boiler, one central heating radiator, and double glazed bi-fold doors leading out to rear patio.

On The First Floor

Landing

having access to loft space, fitted smoke alarm and one central heating radiator.

Master Bedroom

having BT and tv aerial points, built-in double wardrobes, Smart thermostat for central heating, one central heating radiator and full height Upvc double glazed window to front elevation.

En-Suite

having low level wc, pedestal wash basin with chrome mixer tap, fully enclosed shower cubicle with glass sliding doors and thermostatic chrome shower, extractor fan, heated towel radiator, full tiling to shower area, fitted shaver point, frosted Upvc double glazed window to front elevation.



Bedroom Two

having tv aerial point, built-in overstairs storage, one central heating radiator, Upvc double glazed window to front elevation.

Bedroom Three

having cupboard housing hot water cylinder, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Four

having one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom

having low level wc, pedestal wash basin with chrome mixer tap, fully enclosed shower cubicle with glass door, full tiling to shower cubicle and half height tiling to some walls, bath with chrome mixer tap and hand held shower, fitted shaver point, heated towel radiator, frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a courtyard style fore garden, to the side is a tandem driveway providing parking for at least three vehicles and leading to a detached single garage with power and shelving. To the rear is a fully enclosed good sized garden which is mainly laid to lawn with paved patio area.



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.

Services

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

Measurement

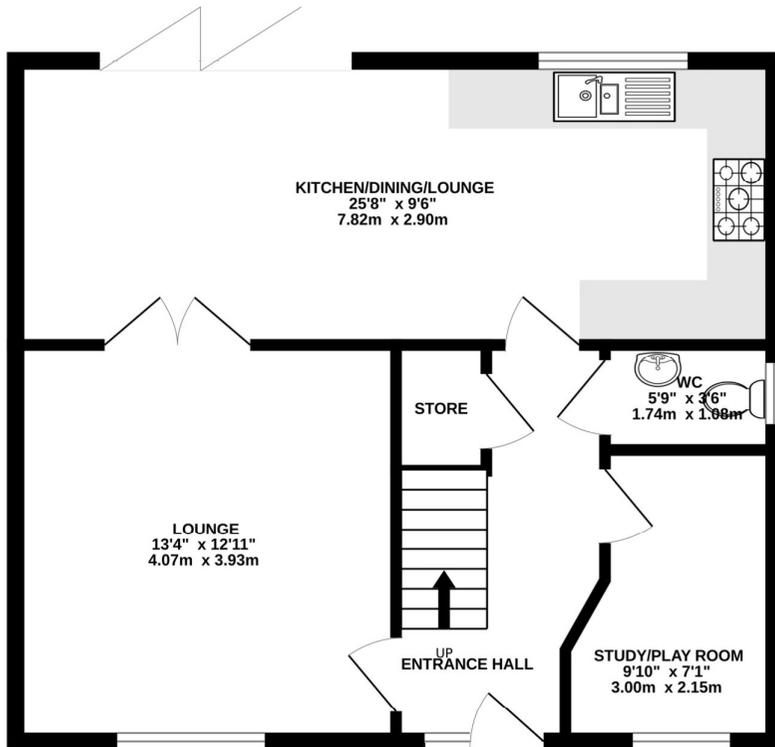
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Note

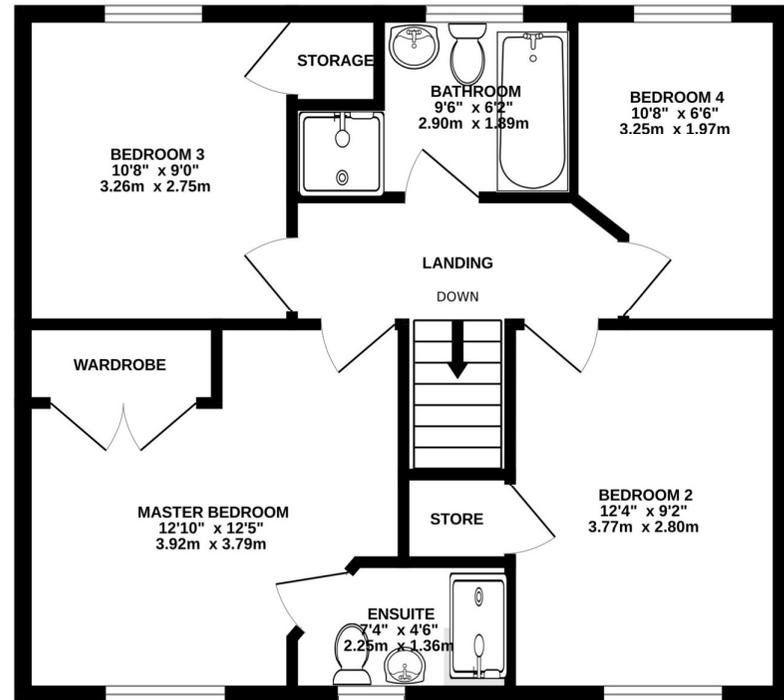
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

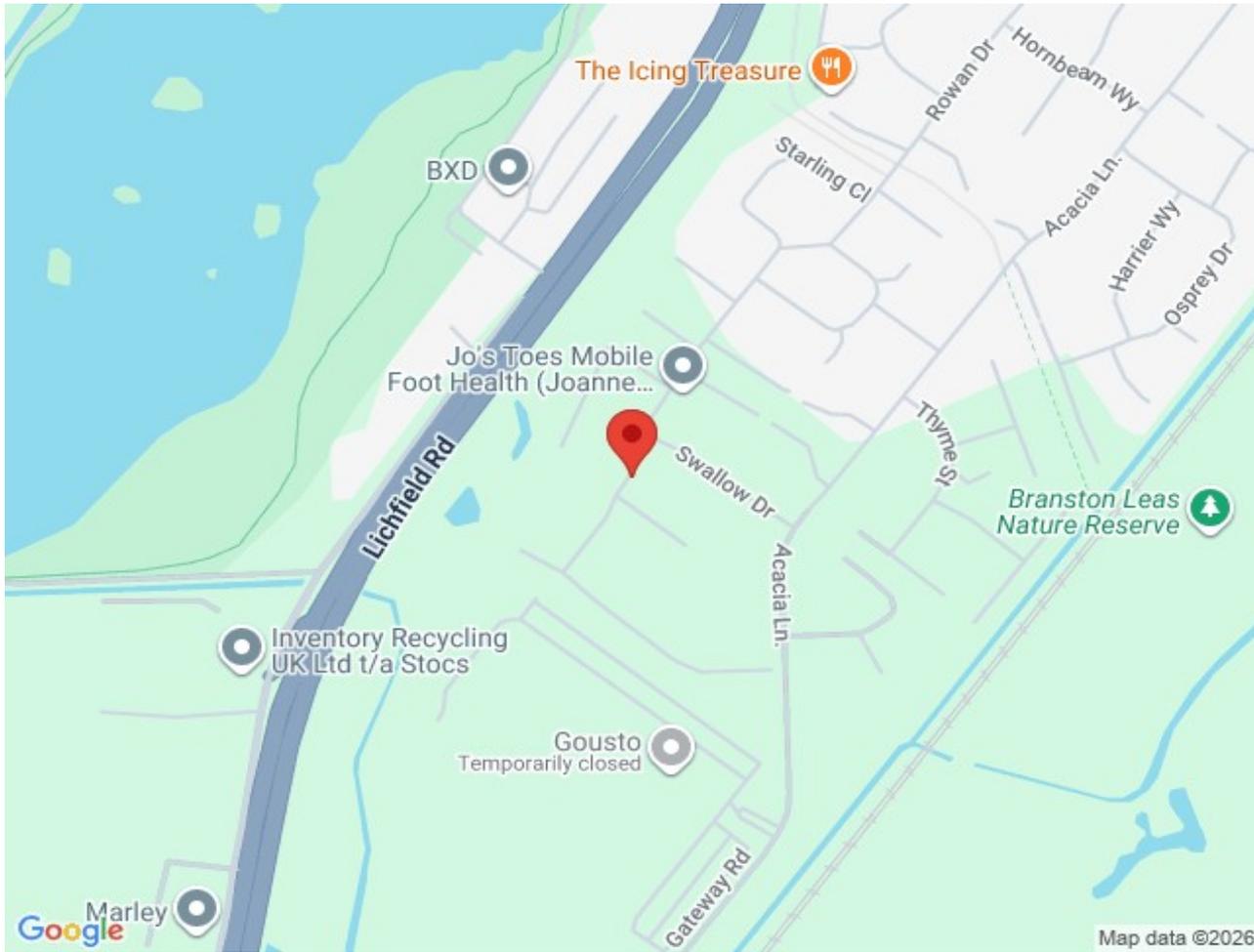


1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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		94
(81-91) B	84	
(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	
<small>WWW.EPC4U.COM</small>		

