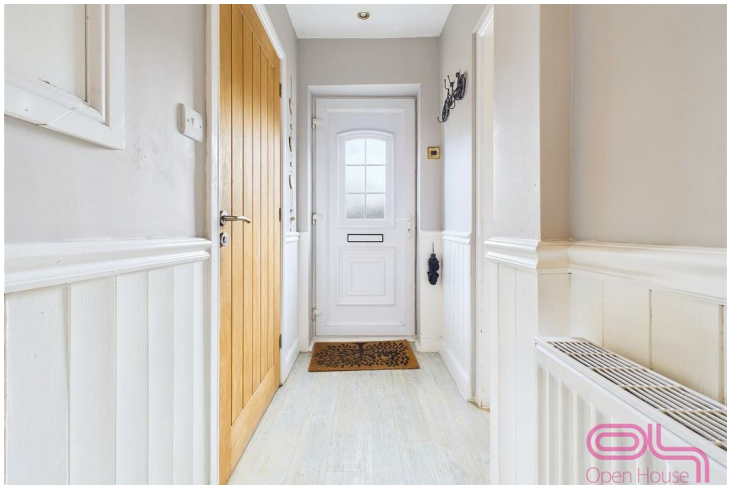






Warwick Close, Branston, Burton-On-Trent, DE14 3JJ

£285,000





Open House
estate agents

Warwick Close, Branston, Burton-On-Trent, DE14 3JJ

£285,000

A beautifully presented and substantially extended family home, occupying a desirable corner plot in the popular residential area of Branston.

This impressive three-bedroom property has been thoughtfully extended across both the ground and first floors, creating a wonderfully spacious and versatile home that perfectly caters for modern family living.

At the heart of the property is a stunning kitchen diner, complemented by a separate living room, cosy snug and delightful sunroom overlooking the garden. Practicality has clearly been considered throughout, with the addition of a dedicated boot room, utility and ground-floor WC.

Upstairs, the generous accommodation continues with three bedrooms, including one that was previously two separate bedrooms, demonstrating the impressive proportions and flexibility of the property. An en-suite and family bathroom serve the first floor, while a further staircase leads to a thoughtfully utilised loft space, currently providing a dedicated home office.

Outside, the attractive corner plot provides generous driveway parking and a beautifully landscaped rear garden, featuring lawned areas, decorative stone landscaping, established planting and an attractive pergola.

A home that offers considerably more than first meets the eye, combining generous proportions, practical design and stylish presentation throughout.

Ground Floor Accommodation

Entrance
A welcoming entrance providing access into the property, with attractive flooring and neutral décor that immediately introduces the bright, well-maintained presentation found throughout the home.

Inner Hallway
The central hallway connects the principal ground-floor accommodation and provides access to the staircase leading to the first floor. Beautifully presented with attractive interior













detailing, creating a welcoming transition between the living spaces.

Ground Floor WC
A convenient downstairs cloakroom fitted with a WC and wash hand basin, complemented by stylish wall finishes and a window providing natural light.

Living Room
A beautifully presented living room offering a comfortable setting for relaxing with family and friends. Generously proportioned to accommodate substantial seating, the room features attractive neutral décor and media arrangements. Natural light enhances the welcoming atmosphere, while the thoughtful layout creates an inviting and practical space for everyday family living.

Snug
A valuable additional reception room offering excellent flexibility depending on the needs of its occupants. Currently used a gym, though perfectly suited as a cosy television room, children's playroom, reading room or additional home office, the snug provides a separate space away from the main living areas.

Kitchen Diner
Undoubtedly one of the standout features of this impressive home, the beautifully designed kitchen diner creates a superb space for cooking, dining and entertaining.

The kitchen is fitted with an attractive range of contemporary grey units, complemented by contrasting work surfaces, tiled splashbacks and a statement range-style cooker. Generous worktop and cupboard space provides excellent practicality, while the light wood-effect flooring creates a cohesive finish.

The impressive layout allows the kitchen to flow naturally into a dedicated dining area, comfortably accommodating a family dining table. Stylish pendant lighting and carefully considered furnishings add character, creating a sociable environment perfectly suited to everyday meals and larger gatherings alike. The overall design successfully combines functionality with style, making this a genuine focal point of the home.

Boot Room
A particularly useful addition to the property, providing a dedicated practical area separate from the principal living accommodation. Featuring additional storage and worktop space, this versatile room is ideal for organising outdoor clothing, footwear and everyday household essentials, helping to keep the main living areas free from clutter.

Utility
A separate utility area providing additional storage and space for household appliances. This practical addition further enhances the functionality of the extended ground-floor accommodation.

Sunroom
An attractive, light-filled sunroom enjoying lovely views across the landscaped rear garden. With extensive glazing and access to the outside, this delightful space provides an ideal setting for enjoying a morning coffee, reading or simply relaxing while overlooking the garden.

First Floor Accommodation

Landing
Providing access to the three bedrooms, family bathroom and staircase leading to the loft level.

Bedroom One
A well-presented bedroom benefiting from the added convenience of its own en-suite bathroom. Lots of space, a thoughtful decoration and a practical layout create a comfortable and inviting bedroom environment.

En-Suite Bathroom
An especially spacious and luxurious en-suite comprising a bath, wash hand basin and WC, finished with quality wall and floor coverings.

Bedroom Two
An impressively proportioned bedroom which was formally two separate bedrooms now opened in one bedroom of impressive size offering excellent flexibility in furniture arrangement. With generous floor space and an attractive presentation, this room provides ample opportunity for a comfortable sleeping area alongside additional wardrobes, drawers or other bedroom furnishings.

Bedroom Three
Another well-proportioned bedroom with a particularly useful elongated layout. The space can comfortably serve as a bedroom while offering flexibility for additional furniture, making it suitable for children, guests or changing family requirements.

Family Bathroom
A stylishly appointed family bathroom featuring a panelled













bath with shower facility, wash hand basin set within a contemporary vanity unit and WC. Attractive tiling, contrasting finishes and a window providing natural light complete this well-presented space.

Loft Level

Loft Landing
Accessed via a further staircase from the first floor, the loft landing forms part of the additional upper-level accommodation and provides access to the loft office area.

Loft Space / Home Office
A fantastic additional space, currently utilised as a dedicated home office. The loft has been arranged to incorporate a substantial desk and working area, complemented by useful storage beneath the sloping rooflines. Ideal for those working from home, studying or requiring a separate creative space, this versatile area provides a welcome degree of separation from the main household accommodation.

Outside

Front and Driveway
Occupying an attractive corner plot, the property benefits from a generous block-paved frontage providing excellent off-road parking. The substantial driveway enhances the property's practicality while the established planting and attractive brick frontage create a welcoming first impression.

Rear Garden
The beautifully maintained rear garden provides an appealing combination of lawn, decorative stone landscaping, paved areas and established planting. An attractive pergola adds character and creates an appealing focal point, while the thoughtful arrangement of the various garden areas provides opportunities for both relaxation and outdoor entertaining. The garden is further enhanced by distinctive planting, including an established palm tree, and enjoys an attractive outlook from the sunroom. The overall result is a wonderfully inviting outdoor space that complements the quality and versatility of the accommodation inside.

Local Area – Branston
Warwick Close enjoys a convenient position within the popular residential area of Branston, offering excellent access to everyday amenities and transport connections.

Families are particularly well catered for, with nearby schooling including Rykneld Primary School, Branston Locks Primary and Nursery School and Paget High School as well as being in close proximity to John Taylor Free School.

A Morrisons supermarket is conveniently located nearby, alongside additional shops, restaurants and local services. Burton upon Trent town centre is within easy reach, offering a wider selection of shopping facilities, leisure amenities and entertainment.

For those who enjoy the outdoors, Branston Water Park provides attractive opportunities for walking and enjoying nature, while the surrounding area offers additional recreational facilities.

Burton upon Trent railway station is readily accessible, and convenient road connections, including the A38, make the location particularly practical for commuters travelling throughout the wider Midlands.

Additional Information

EPC to be confirmed

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

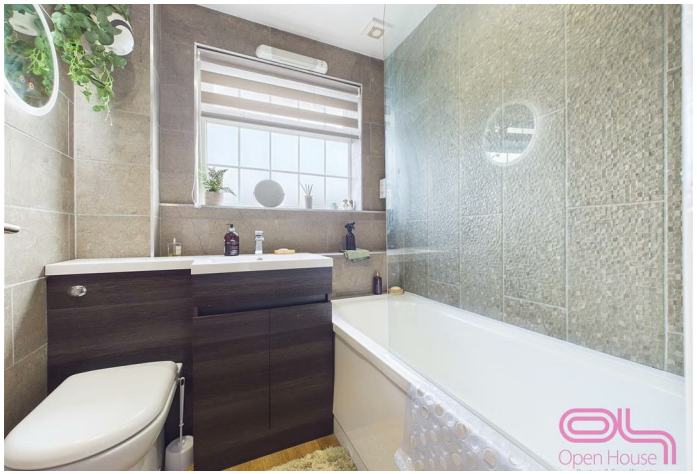
Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify identification before accepting any offers.

Floorplans: Floorplans are a guide to layout. All dimensions are approximate and should not be scaled.







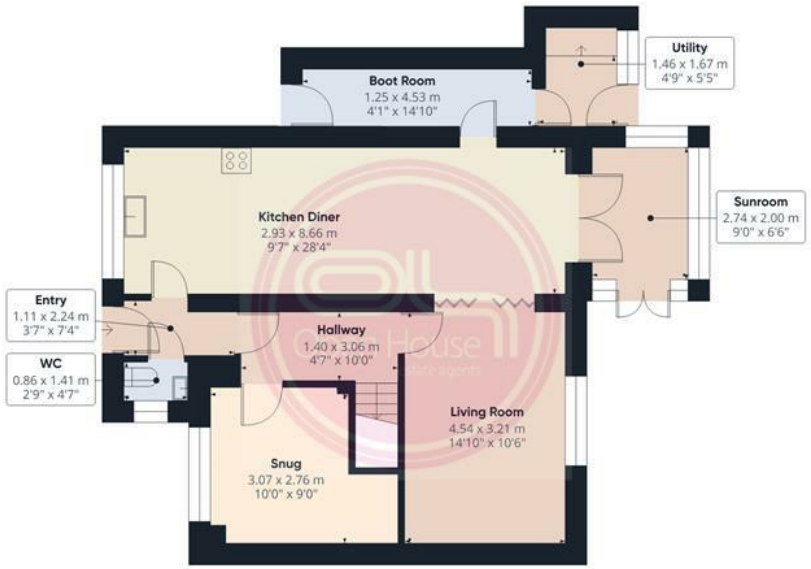




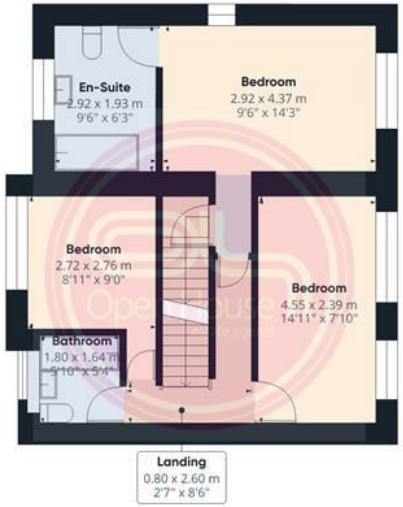




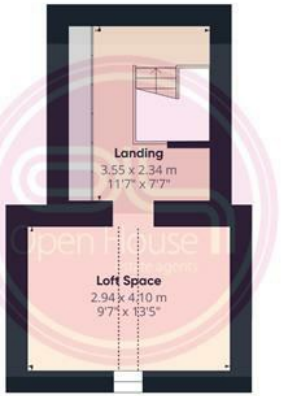


Floor 0



Floor 1





Floor 2

GLA[1]

146.07 m²

1572.33 ft²

Total

162.86 m²

1753.01 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

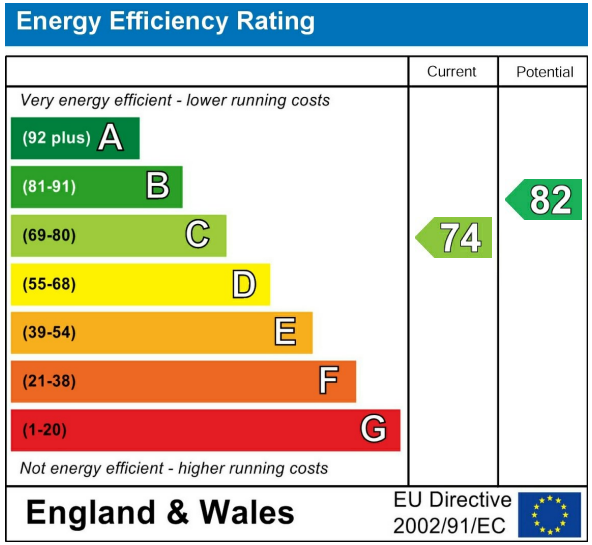
..... Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East Staffordshire

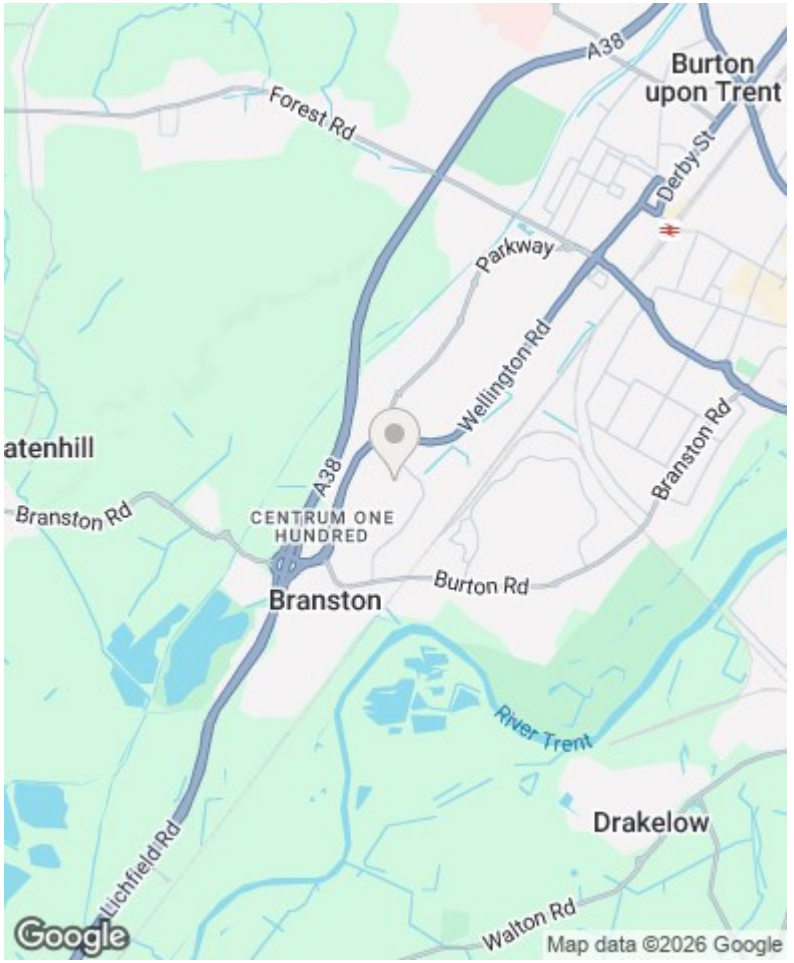
TENURE
Freehold

COUNCIL TAX BAND
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VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Substantially extended three-bedroom semi-detached family home
- Desirable corner plot position with generous driveway parking
- Beautifully presented and thoughtfully designed throughout
- Impressive accommodation extended across both the ground and first floors
- Stunning open-plan kitchen diner, ideal for family living and entertaining
- Separate living room and snug offering versatile reception space
- Three bedrooms, including one originally configured as two separate bedrooms
- En-suite shower room, family bathroom and ground-floor WC
- Additional loft space currently utilised as a home office
- Attractive landscaped rear garden, sunroom, boot room and separate utility



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