



Caraway Drive  
Branston BURTON-ON-TRENT

burchell  
edwards

# Caraway Drive Branston BURTON-ON-TRENT DE14 3FQ

for sale  
**£230,000**



## Property Description

Burchell Edwards are proud to offer this modern three-bedroom end-terraced family home in the ever-popular Branston area. With great access to Burton-on-Trent and the A38, it's perfectly placed for commuters.

Set back from the road with a tidy front garden, the home opens into a stylish, refreshed interior. The ground floor features a bright lounge and contemporary kitchen/diner, while also boasting an additional downstairs W/C. Upstairs offers two generous double bedrooms, a spacious single, ideal as a bedroom or home office, along with the property's main family bathroom.

Outside, you will be greeted to a driveway providing off road parking as well as the property's spacious garage. Along with this, you have a peaceful rear garden—with patio and lawn—providing the ideal spot to relax and enjoy the warmer months.

This property won't be around for long. Contact Burchell Edwards Burton today to book your viewing.

## Entrance Hall

Staircase rising to first floor, wood effect laminate flooring, central heating radiator.

## Downstairs W/C

Low level flush W/C, wall hung space saving hand wash basin with chrome tap, consumer unit for electrics, wood effect laminate flooring, central heating radiator, frosted UPVC double glazed window to front elevation.

## Lounge

Feature paneling to walls, media points, wood effect laminate flooring, central heating radiator, UPVC double glazed window to front elevation

## Kitchen/Diner

Range of base and wall mounted units, granite

effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, hob with extractor over, electric oven, space for washing machine, space for fridge/freezer, tiled splashback, controls for central heating, wood effect laminate flooring, central heating radiator, UPVC double glazed patio doors to rear elevation, UPVC double glazed window to rear.

## Landing

Access to loft space, UPVC double glazed window to side elevation, built-in storage cupboard housing the gas fired combination boiler.

## Bedroom One

Built-in quadruple wardrobes with shelves, hood and rails, carpet flooring, central heating radiator, UPVC double glazed window to rear elevation.

## Bedroom Two

Carpet flooring, central heating radiator, UPVC double glazed window to front elevation.

## Bedroom Three

Carpet flooring, central heating radiator, UPVC double glazed window to rear elevation.

## Family Bathroom

Low level flush W/C, pedestal hand wash basin with chrome taps, bath with chrome fittings and chrome thermostatic shower over, glass shower screen, full tiling around bath area and half height to walls behind sink and toilet, shaver point, extractor fan, central heating radiator, frosted UPVC double glazed window to front elevation.

## Front Garden

Tidy front lawn patch, tarmac driveway providing off road parking space, access to the property's garage.

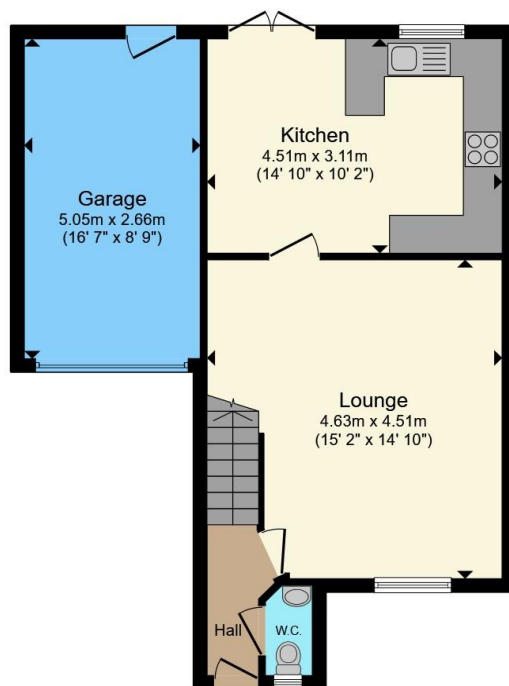
## Rear Garden

Enclosed rear garden, lawn area, patio slabbed seating area, separate patio area ideal for pets, gate leading to side/front of the property, gravel slate border areas.

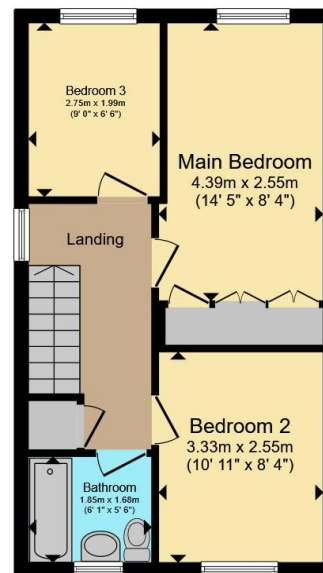








**Ground Floor**



**First Floor**

Total floor area 94.5 m<sup>2</sup> (1,017 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUT211461 - 0002