



Maple Way, Branston, Burton-On-Trent, DE14 3NQ

Nicholas  
**Humphreys**

Asking Price £310,000

A delightful modern detached family residence providing spacious accommodation located within a generous plot. This stunning home opens with a welcoming reception hallway with guest cloakroom, lounge across the front elevation with bay window and feature fire place. Double doors from the lounge lead into the separate dining room with sliding patio doors through to the uPVC conservatory, offering an attractive view across the rear garden.

The fitted kitchen is comprehensively fitted with a wide selection of units, built-in oven and five ring gas hob with extractor hood above, and the utility room with further freestanding appliance spaces and built-in second oven and back door to the garden.

The first floor has a master bedroom suite with built-in wardrobes, en-suite shower room, second double bedroom with wardrobes and bedrooms three and four, having had the dividing wall removed to create a larger bedroom space, which could be re-instated if desired. The family bathroom has a three piece white bathroom suite with a mixer shower tap above the bath.

Outside the home stands on an established plot with double driveway and gravel fore garden, integral single garage with side gate to a beautiful established rear garden with decking, lawn and herbaceous beds, offering a good degree of privacy. Viewings by appointment only.



## The Accommodation

A delightful modern detached family residence set back from the road with an extensive double width driveway leading to the single integral garage on a generous plot. The welcoming reception hallway has stairs rising to the first floor with door to the guest cloakroom with WC and hand wash basin. The lounge is set across the front elevation with bay window, laminate flooring and feature fire place and double doors from the lounge lead into the separate dining room with laminate flooring, access door to the kitchen and sliding patio doors through to the uPVC conservatory offering an attractive view across the garden and French patio doors opening onto the raised decking area.

The fitted kitchen is comprehensively fitted with a wide selection of fitted wall and base units, built-in oven and five ring gas hob with extractor hood above. freestanding appliance spaces for the dishwasher and fridge freezer and open access to the utility room with a further freestanding appliance spaces and built-in second oven, sink and back door to the garden.

The first floor landing has a walk-in airing cupboard housing the gas fired combi boiler, door to the master bedroom suite with built-in wardrobes and an en-suite shower room providing WC, hand wash basin and shower enclosure. The second double bedroom is set across the rear aspect with built-in wardrobes, and bedrooms three and four, having had the dividing wall removed, creates a larger bedroom space. The family bathroom has a three piece white bathroom suite with a mixer shower tap above the bath and compulsory wall tiling. The interior benefits from uPVC double glazing throughout and full gas central heating.

Outside the home stands on an established plot with double width driveway and gravel fore garden, integral single garage with side gate to a beautiful established rear garden with decking, lawn and herbaceous beds, offering a good degree of privacy. A hot tub by separate negotiation.

## Reception Hallway

## Guest Cloakroom

## Lounge

5.00m x 3.38m max (16'5 x 11'1 max)

## Dining Room

2.95m x 2.84m (9'8 x 9'4)

## Kitchen

3.56m max x 3.15m max l-shape (2.34m min) (11'8 max x 10'4 max l-shape (7'8 min))

## Utility Room

2.06m x 1.65m (6'9 x 5'5)

## Conservatory

2.64m x 2.87m (8'8 x 9'5)

## First Floor

## Master Bedroom

3.71m x 3.10m (12'2 x 10'2)

## En-suite Shower Room

## Bedroom Two

3.02m x 2.49m max (9'11 x 8'2 max)

## Bedroom Three

2.44m x 2.79m max (8'0 x 9'2 max)

Open plan to Bedroom Four.

## Bedroom Four

2.59m max x 2.46m max (8'6 max x 8'1 max)

Open plan to Bedroom Three.

## Bathroom

2.03m x 1.70m (6'8 x 5'7)

## Single Garage

4.98m x 2.41m (16'4 x 7'11)

Awaiting revised EPC inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See

Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Since the photos & video was created a slight alteration has been made to the utility area to offer a further space for tumble dryer above the washing machine, and the conservatory roof has had an internal insulation layer added beneath the polycarbonate roof. (Photos taken in a previous summer) Photos are offered as a general guide to condition and should not be relied upon, and an internal inspection is necessary before your agreement to purchase the property, to satisfy yourself in regard to the condition of the property before your instruction of a legal conveyancer and costs incurred.

## Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

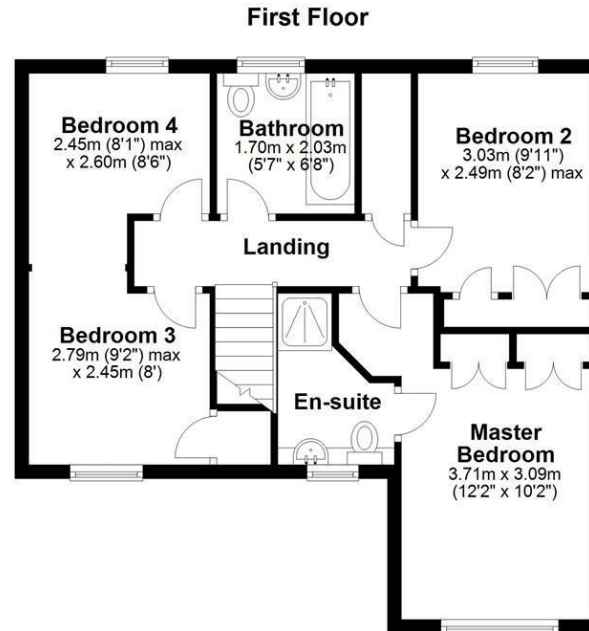
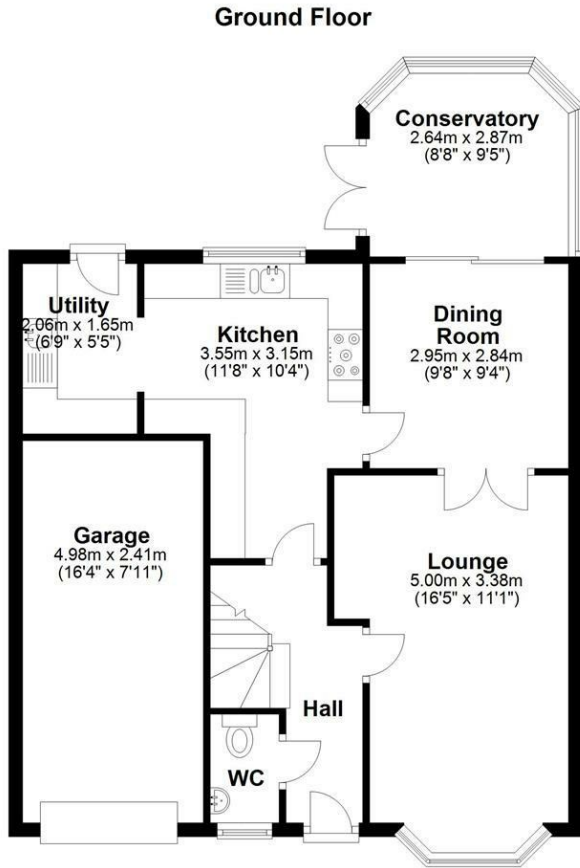
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

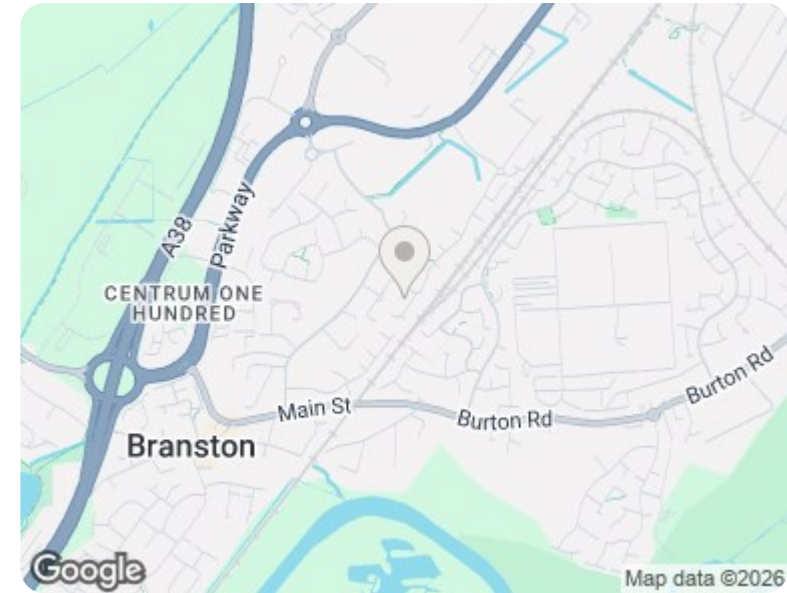








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN