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SALES & LETTINGS

Rowan Drive, Branston, DE14 3FY

Asking Price £440,000



https://www.abodemidlands.co.uk



A beautifully presented four-bedroom detached home, positioned on a generous plot and benefiting from a double garage and driveway providing ample off-street parking. The property has undergone significant upgrading by the current owners, most notably within the kitchen, which now features stylish quartz worktops and a full range of integrated Neff appliances, creating a high-quality and contemporary finish as well as new carpets and flooring. The home offers spacious and well-balanced accommodation throughout, ideal for modern family living.





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Accommodation

Ground Floor

The accommodation opens into a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. The living room is an impressive space, enjoying a dual aspect with French doors opening onto the rear garden, and is centred around a contemporary built-in Evonic electric fireplace, creating a focal point to the room.

To the rear, the kitchen diner has been upgraded within the last two years and now provides a superb space ideal for both everyday living and entertaining. It is fitted with a range of modern units complemented by quartz work surfaces and a matching dining table. Integrated appliances include a full suite of Neff appliances, including a full-size fridge and freezer, oven, combi oven/microwave, warming drawer, dishwasher, and induction hob. A boiling and filtered water tap and integrated food disposal further enhance the practicality of the space. French doors lead out to the garden, allowing for a seamless indoor-outdoor connection.

A separate utility room continues the high-quality finish, offering additional storage, work surface space, and appliance provision, with external access to the side.

The ground floor also benefits from a dedicated study, fitted with a bespoke desk unit with quartz worktop and acoustic wood panelling, making it an ideal work-from-home environment. A WC completes the ground floor accommodation.

First Floor

The first floor landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly generous room, featuring fitted wardrobes and a modern en-suite shower room.

Bedrooms two and three are both comfortable doubles, while the fourth bedroom offers flexibility for use as a bedroom, nursery, or additional office space.

The family bathroom is well-appointed, comprising a bath, separate shower, wash hand basin, and WC, finished in a clean and modern style.

Outside

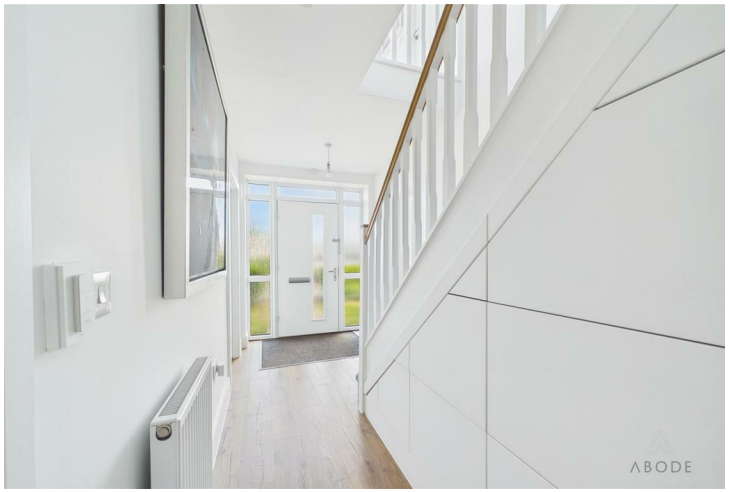
Externally, the property occupies a generous plot with a well-maintained rear garden, mainly laid to lawn with patio seating areas ideal for outdoor dining and entertaining. The garden is enclosed by fencing and walling, providing a good degree of privacy.

To the front, the property benefits from a double garage and a driveway providing ample off-street parking, a key feature for properties of this type.

Location

Situated within a popular modern development, the property is well placed for access to local amenities, schools, and transport links. The surrounding area offers a range of everyday conveniences, while nearby road networks provide easy access to Burton-on-Trent and beyond.



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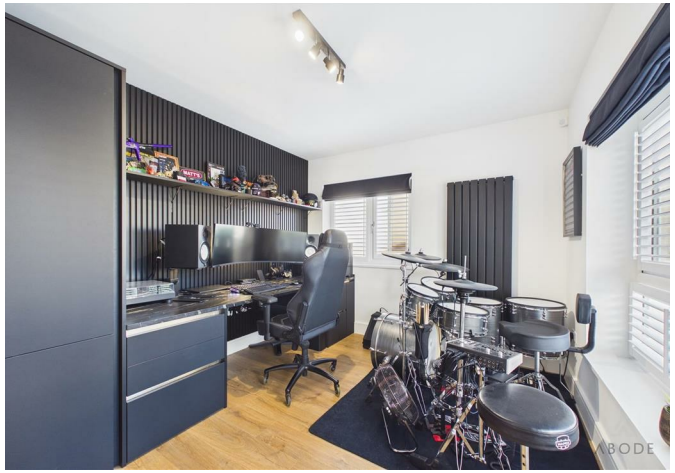


AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

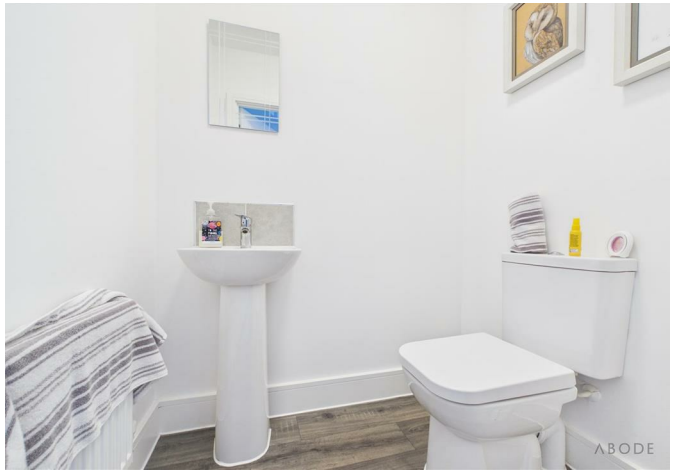
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.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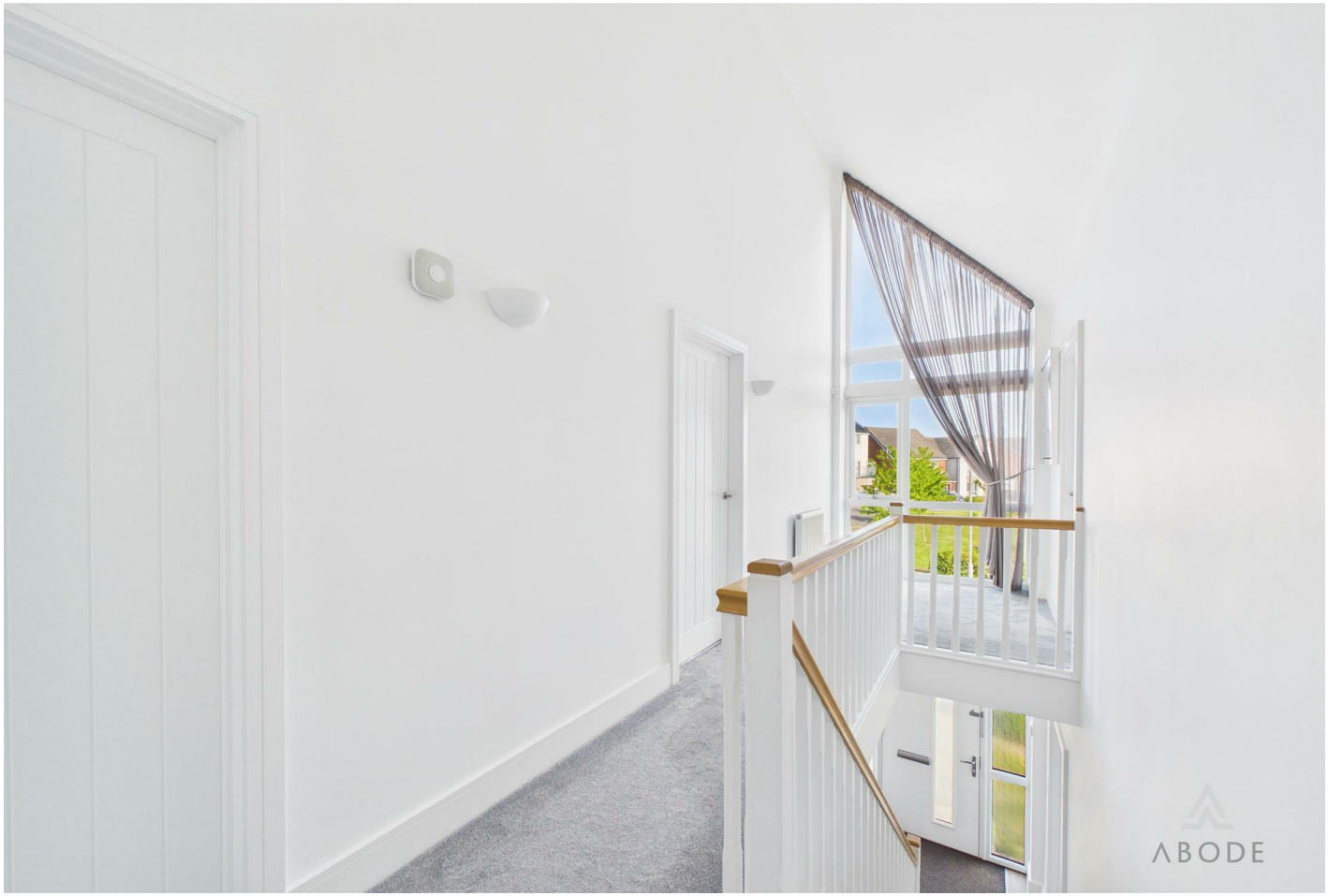
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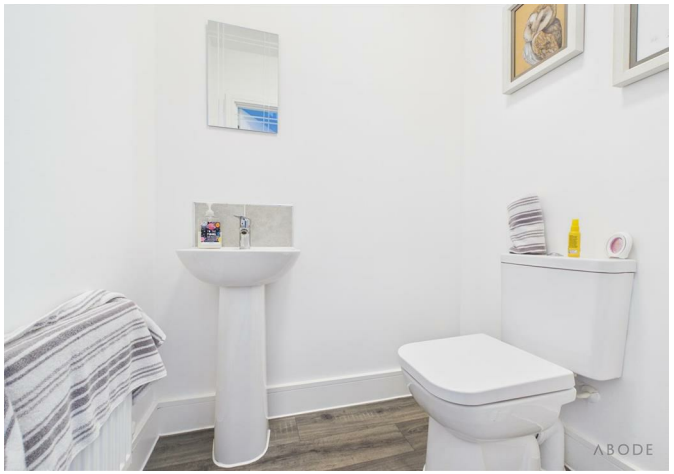
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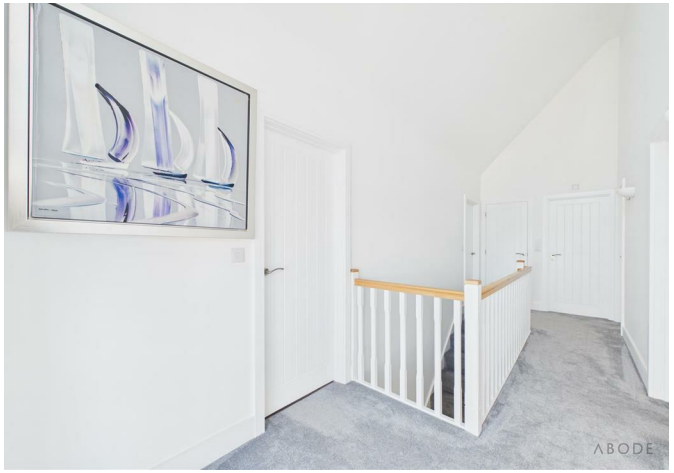
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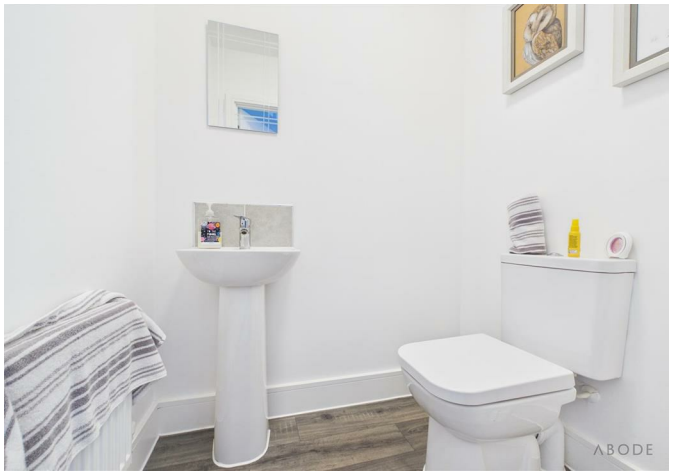
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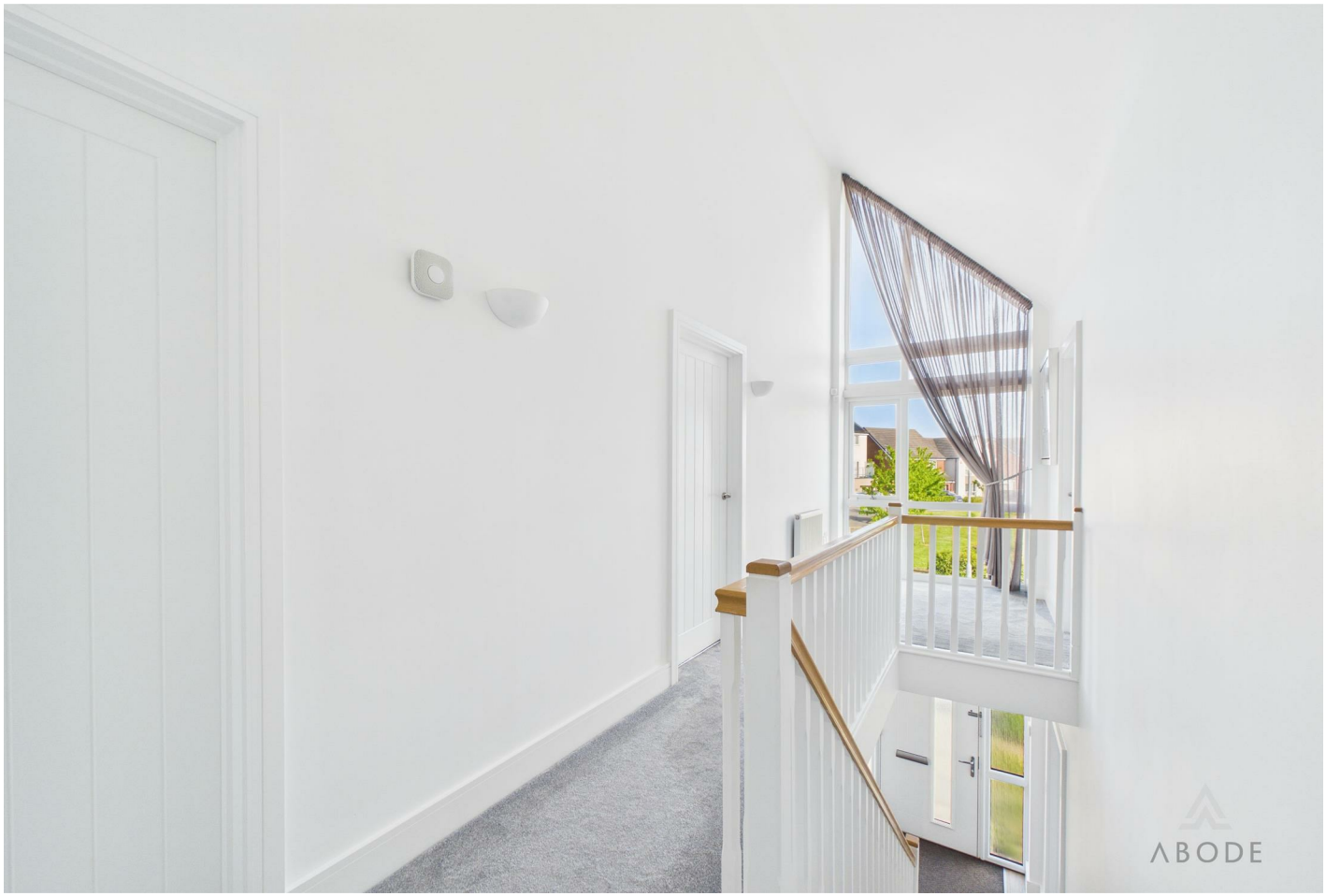
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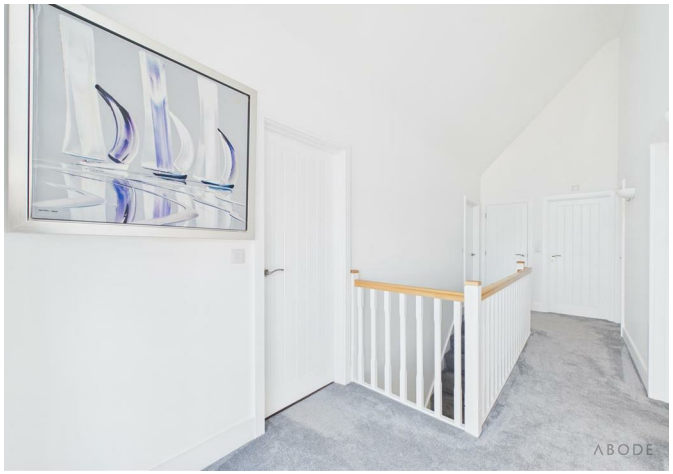
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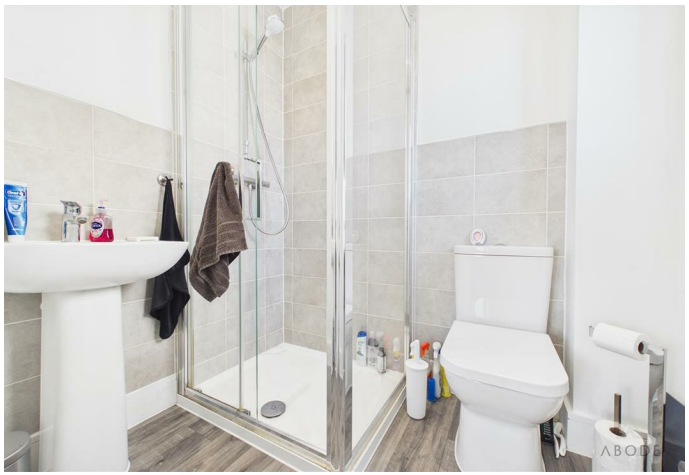
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Floor 0



Floor 1



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Approximate total area(1)

127.4 m²

1373 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.