

Main Street

Branston, Burton-on-Trent, DE14 3EY

John 
German





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£395,000

This superb detached enjoys a lovely location in Old Branston perfectly placed for shops and amenities offering a spacious home ideal for a large family with highlights including a large hall, three reception rooms, stylish modern breakfast kitchen, huge master bedroom with ensuite, drive and gardens.

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Set in a lovely non estate established on Main Street in Old Branston is this superb detached home ideal for a family and those wanting plenty of space with the rare advantage of three reception rooms.

There are schools for all ages closeby together with shops, pubs, takeaways and Branston Golf Club all in easy reach. It is also a short drive to the A38, great for getting to Derby, Lichfield and beyond.

Set behind a front garden with a low wall opening into the drive. The front door opens into an impressive and spacious hall with stairs and doors leading off.

To the right is a very good size lounge with a fireplace, an ideal room to relax with a views to front and glazed double doors opening into a good size dining room, ideal for entertaining and families having patio doors opening out to gardens. The third reception room is used as a large home office/study but could make a ground floor fifth bedroom if needed.

The guest WC features a modern two piece suite.

The stunning breakfast kitchen is a highlight of the ground floor, stylishly fitted out with a range of two tone units complemented by smart worktops which incorporate a breakfast bar with lighting over, a Quooker tap, a range style cooker along with a dishwasher and washing machine both being integrated. Windows frame garden views and there is a useful door to the side access.

The landing has doors leading of to four bedrooms and the family bathroom. The master bedroom impresses with plenty of space and the benefit of its own ensuite shower room. Bedrooms two and three are both doubles and bedroom four is a good size single.

To the rear the gardens have a paved terrace ready for garden furniture, shaped lawns and a large shed/workshop.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

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

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13082026

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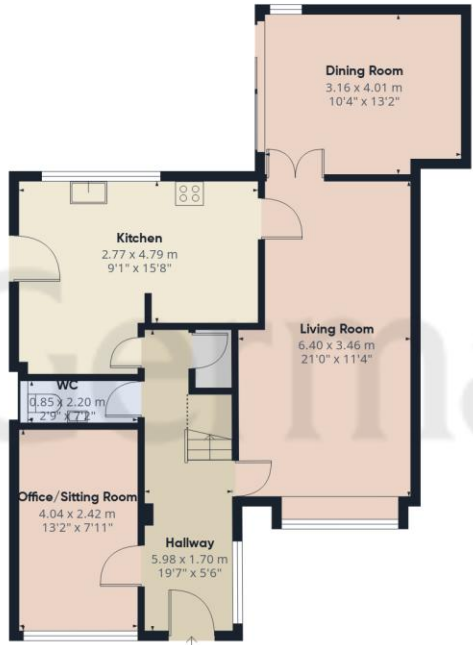




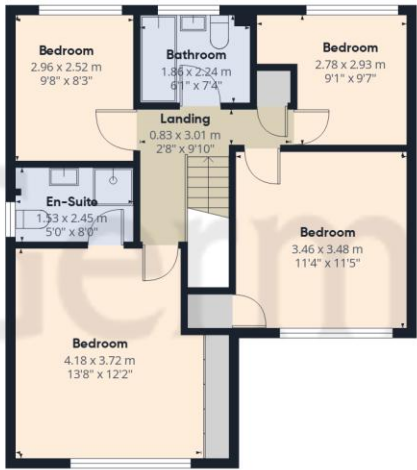








Ground Floor



Floor 1



Approximate total area⁽¹⁾
130.1 m²
1400 ft²

Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

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Agents' Notes

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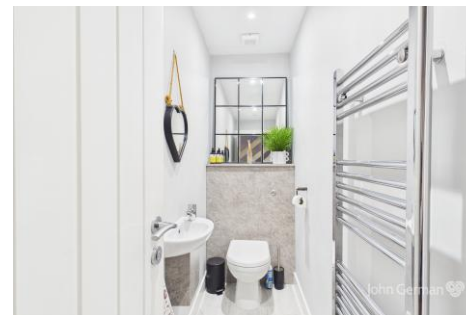
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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