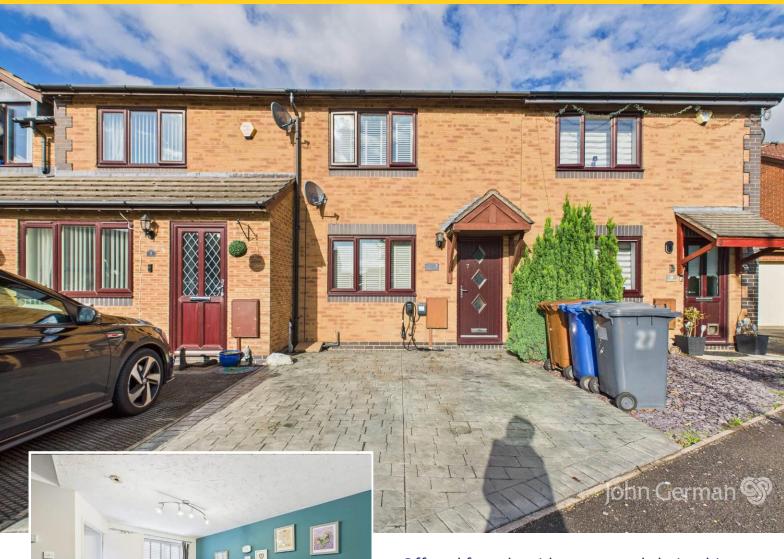
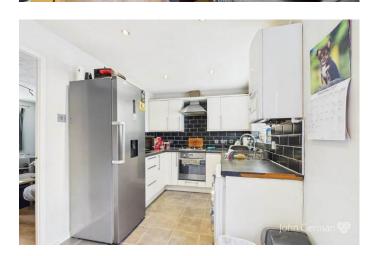
## **Torrance Close**

Branston, Burton-on-Trent, DE14 3GX







Offered for sale with no upward chain, this two bedroom mid terrace property combines well-proportioned accommodation, a private garden, off-road parking and the rare benefit of a separate garage and driveway in a quiet cul-desac location.

Offers over £165,000



Tucked away in a peaceful cul-de-sac within the ever-popular village of Branston, this two-bedro om mid-terraced property offers a wonderful opportunity for a new owner to move straight in and gradually update and personalise it to their own taste. Positioned directly opposite a green park area, the home enjoys an open outlook to the front rather than being overlooked by neighbouring properties, giving it an unusually private and tranquil feel for a mid-terrace. The cul-de-sac location also means there is very little passing traffic or footfall, making it especially appealing for those seeking a quieter setting.

Upon entering the home, a small entrance hall provides a useful space for coats and shoes before leading into the inviting living room. The living room is a bright and versatile space, ideal for everyday family life, with an open staircase adding character and linking the ground and first floors.

At the rear of the property lies a spacious kitchen, fitted with a range of wall and base units, an oven with gas hob and extractor fan, and designated spaces for both a washing machine and fridge freezer. There is ample room for a small dining table, or the potential to incorporate a breakfast bar if preferred. A practical under-stairs storage cup board provides additional space for household items or another appliance, helping to maximise the functionality of the room.

On the first floor, there are two well-sized bedrooms and a family bathroom. The main bedroom is a gene rous double complete with a walk-in wardrobe, while the second bedroom is also a double room that could serve equally well as a nursery, home office, or guest bedroom. The family bathroom serves both rooms and includes a bath with shower over, WC and wash hand basin.

Externally, the property offers plenty of outdoor space and parking. To the rear is a private garden, mainly laid to lawn with an initial patio area, creating a pleasant and practical setting for relaxing outdoors, gardening, or entertaining during the warmer months. To the front is an off-road parking space with an electric vehicle charging point, adding great convenience for modern living. In addition, a particular highlight is the separate single garage located to the side of the terrace, which benefits from its own driveway providing off-road parking for at least two further vehicles - a rare and valuable feature in this location.

The property is ideally positioned to make the most of everything Branston has to offer. This sought-after village is located just outside Burton upon Trent and is well served by a range of local amenities, including shops, schools, pubs and eateries, as well as several parks and green spaces. The nearby Branston Water Park provides beautiful countryside walks and wildlife spotting, while the village also benefits from excellent road links to surrounding towns and cities via the A38. Regular public transport routes run to Burton upon Trent, making commuting straightforward, while the village retains a welcoming, community-minded feel.

This property represents an excellent blank canvas: ready to move into yet offering plenty of scope for a new owner to modernise and enhance over time. Whether you are a first-time buyer, an investor, or someone looking for a home to put their own stamp on, this well-located house is well worth viewing.

**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: Driveway & Garage Electricity supply: Mains Water supply: Mains Sewerage: Mains

**Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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Our Ref: IGA22092025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof/source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













## John German 🧐





Agents' Notes
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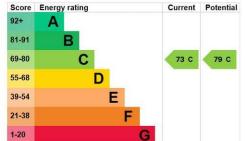
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

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

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surveyor. In making that decision, you should know that we receive up to £90 per referral.







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