Pine Close

Branston, Burton-on-Trent, DE14 3NY

John German




MR & MRS COWLEY



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Branston, Burton-on-Trent, DE14 3NY

£259,950

This detached offers a spacious home ideal for families with the advantage of three good size bedrooms, ensuite and bathroom combined with a fab downstairs layout including a large living room, kitchen/diner, guest WC and conservatory together with a drive and gardens.

Set in a popular residential location close to amenities is this three bedroom detached home, ideal for family wanting good size bedrooms and more space or those seeking to downsize but keep a good amount room.

Close by there are schools for ages, supermarkets, convenience stores and pubs all in easy reach together the A38 just a few minutes drive away for commuters, with Burton train Station also easy to get to.

Set behind a block paved drive, the ground floor features a good layout with a large living room with a media wall and spotlights adding a modern stylish look. The kitchen/diner is stylishly appointed fitted with a range of units with a breakfast bar and patio doors opening into the conservatory, currently used as dining room, opening out to gardens. Completing the ground floor is the guest wc.

On the first floor, the landing has doors leading off to three good size bedrooms, the master with ensuite, and generous second and third bedrooms with the use of a stylish modern bathroom.

The rear gardens offer a fabulous outdoor space with shaped lawns, a paved terrace and a superb pergola creating a cover paved patio to get out in the garden in all weathers.

Agents note: The garage was converted by a previous owner and we understand there is an indemnity policy relating to this.
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
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA04112026
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID 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 1st 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.






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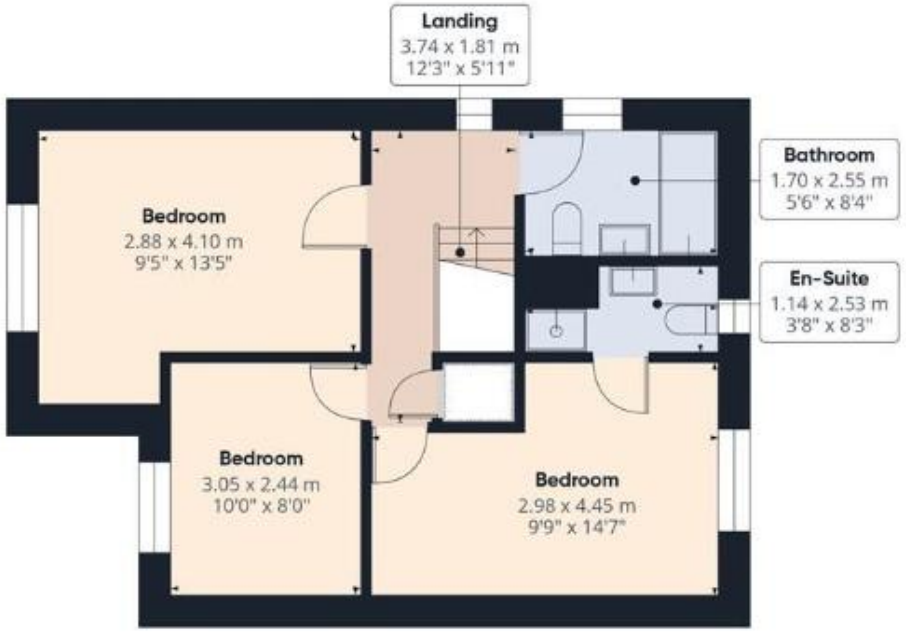

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SPACE SHUTTLE
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Floor 0



Floor 1

Approximate total area(1)

105.5 m²

1136 ft²

(1) Excluding balconies and terraces

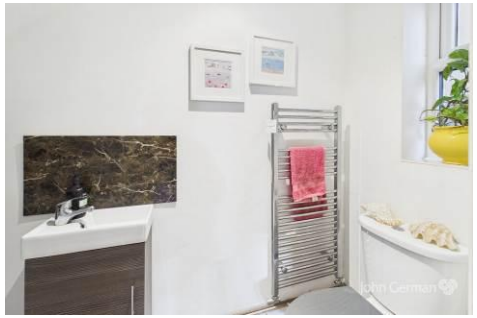
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely 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.

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.

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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





