





A detached three-bedroom home with garage and off-street parking, offering well-proportioned accommodation across two floors. The property features a generous living room, separate dining room, a good-sized kitchen, ground floor WC, three bedrooms and a first-floor shower room, along with an enclosed rear garden. The home presents an excellent opportunity for buyers looking to personalise and add value, positioned within a popular residential area of Branston.



## Accommodation

### Ground Floor

The accommodation opens into a welcoming entrance hallway with stairs rising to the first floor and access to a convenient ground floor WC. From the hallway, a door leads through to the main living room, a spacious and bright reception room centred around a feature fireplace and offering ample space for seating and living room furniture.

Double doors open from the living room into a separate dining room positioned to the rear of the property, providing space for a dining table and enjoying views over the garden, with French doors giving direct access outside.

The kitchen is also located to the rear and is generously sized, fitted with a range of wall and base units, work surfaces and space for freestanding appliances. A rear door provides additional access to the garden, making the space practical for everyday use.

### First Floor

To the first floor, the landing provides access to all bedrooms and the shower room.

The master bedroom is positioned to the front of the property, offering a comfortable double room with fitted wardrobes and a front-facing window. Bedroom two is another well-proportioned double room, while bedroom three is a versatile space suitable for a child's bedroom, home office or



dressing room.

Completing the first floor is a shower room, fitted with a walk-in shower, wash hand basin and WC, finished in a light, practical style.

### Outside

To the front, the property benefits from a lawned garden and a driveway providing off-street parking, leading to a single garage.



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The rear garden is enclosed and mainly laid to lawn, offering a good degree of privacy and a blank canvas for landscaping, outdoor seating or family use.

#### Location

Situated in Branston, the property is well placed for access to local amenities, schools and everyday conveniences. Branston offers a popular village setting with good road links to Burton upon Trent, as well as easy access to the A38 and surrounding areas, making it well suited to commuters and families alike.

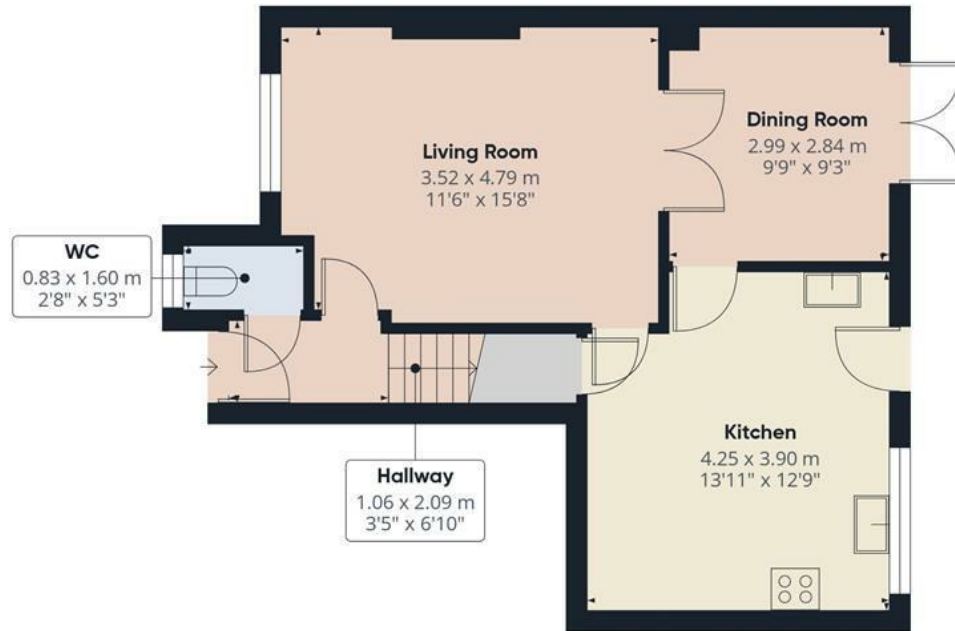




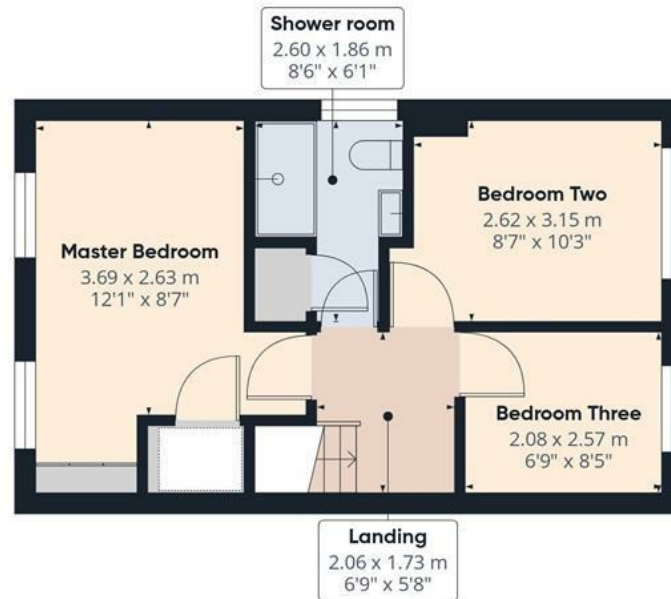








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

80.2 m<sup>2</sup>

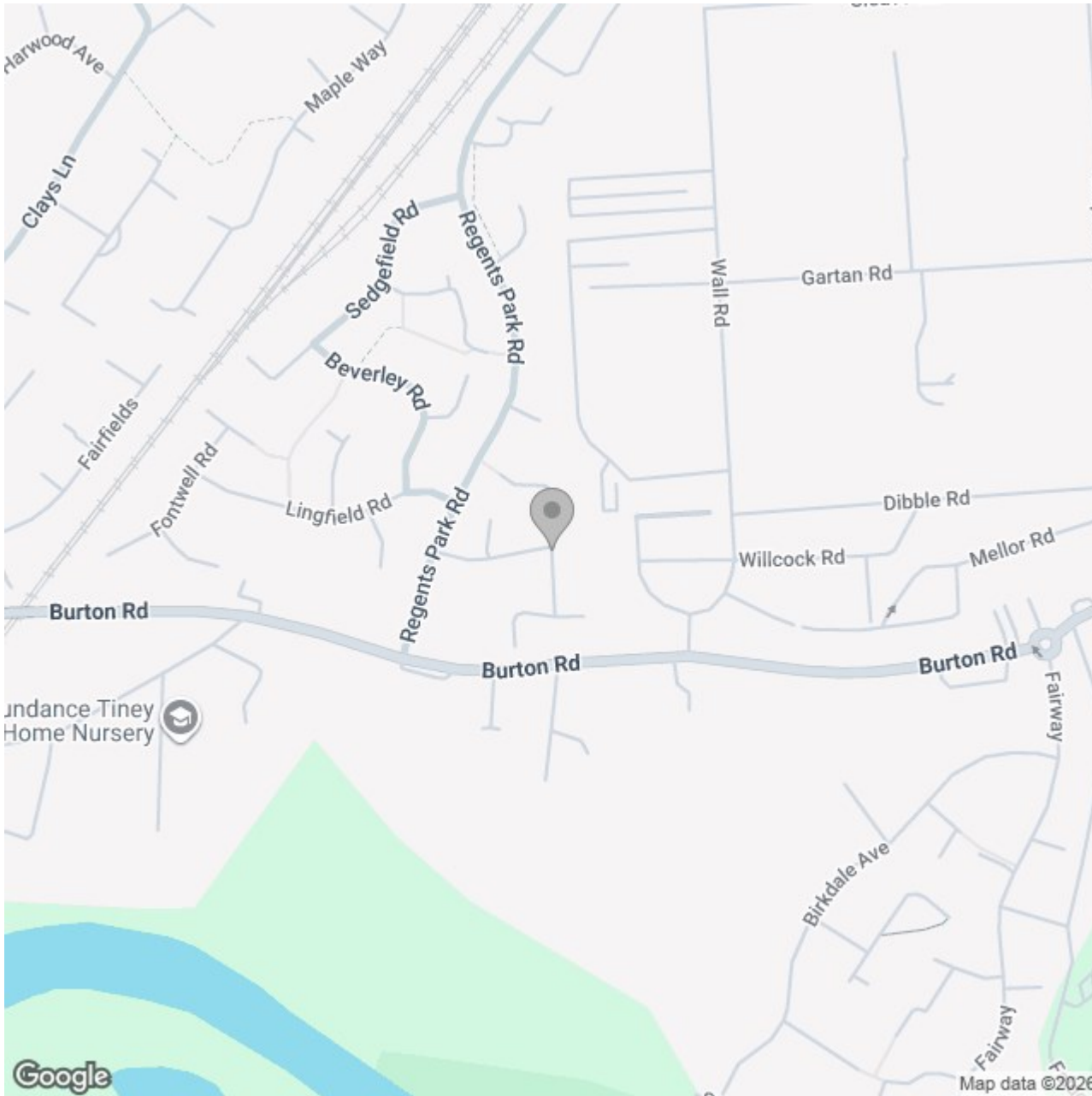
861 ft<sup>2</sup>

(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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## Energy Efficiency Rating

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