





A traditional semi-detached home positioned in a highly convenient location backing directly onto Branston Water Park Nature Reserve, offering pleasant outlooks and a wonderful sense of privacy. The property benefits from gas central heating, double glazing, and has been thoughtfully improved with a recently fitted modern kitchen and updated bathroom. Ideally situated within easy reach of the A38 linking Burton upon Trent and Lichfield, this home combines character features with modern living. Viewings are strictly by appointment only.



## Accommodation

### Ground Floor

The accommodation begins with an entrance porch leading into a welcoming entrance hallway, setting the tone for the space beyond. To the left-hand side is a bay-fronted living room featuring an open fireplace, creating a focal point and adding to the property's traditional charm.

Further along the hallway is a separate dining room, complete with a recessed log-burning stove set within the chimney breast, offering a warm and inviting atmosphere. An opening leads through to the beautifully refitted kitchen, which has been recently upgraded to a high standard. The kitchen features a Belfast sink, a range of modern wall and base units, and ample work surface space, providing both style and practicality for everyday family living.

Off the kitchen is a useful utility area, offering additional storage and space for white goods.

### First Floor

To the first floor are three well-proportioned bedrooms, comprising two doubles and a third single bedroom, currently utilised as a home office but equally suitable as a nursery or bedroom.

The accommodation is completed by a modern fitted family bathroom, recently updated and finished in a contemporary style.



Outside

To the front of the property is an extensive lawned garden alongside a block-paved driveway providing off-street parking for a variety of vehicles and leading to a single attached garage. Gated side access leads through to the rear.

The rear garden is laid mainly to lawn with a paved patio seating area, offering a pleasant and low-maintenance outdoor space. The garden backs directly onto Branston







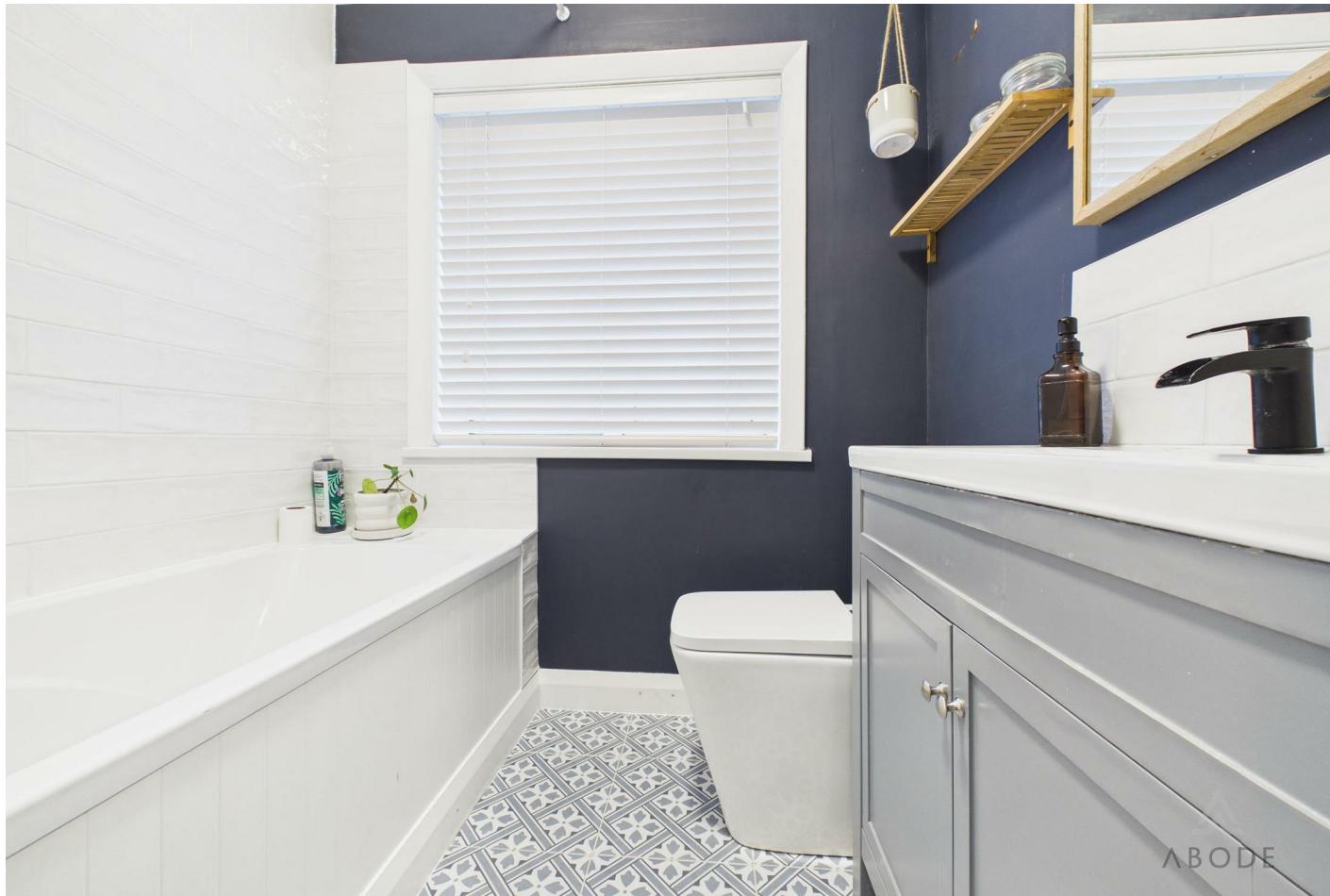
Water Park Nature Reserve, creating a particularly attractive setting with a peaceful backdrop.



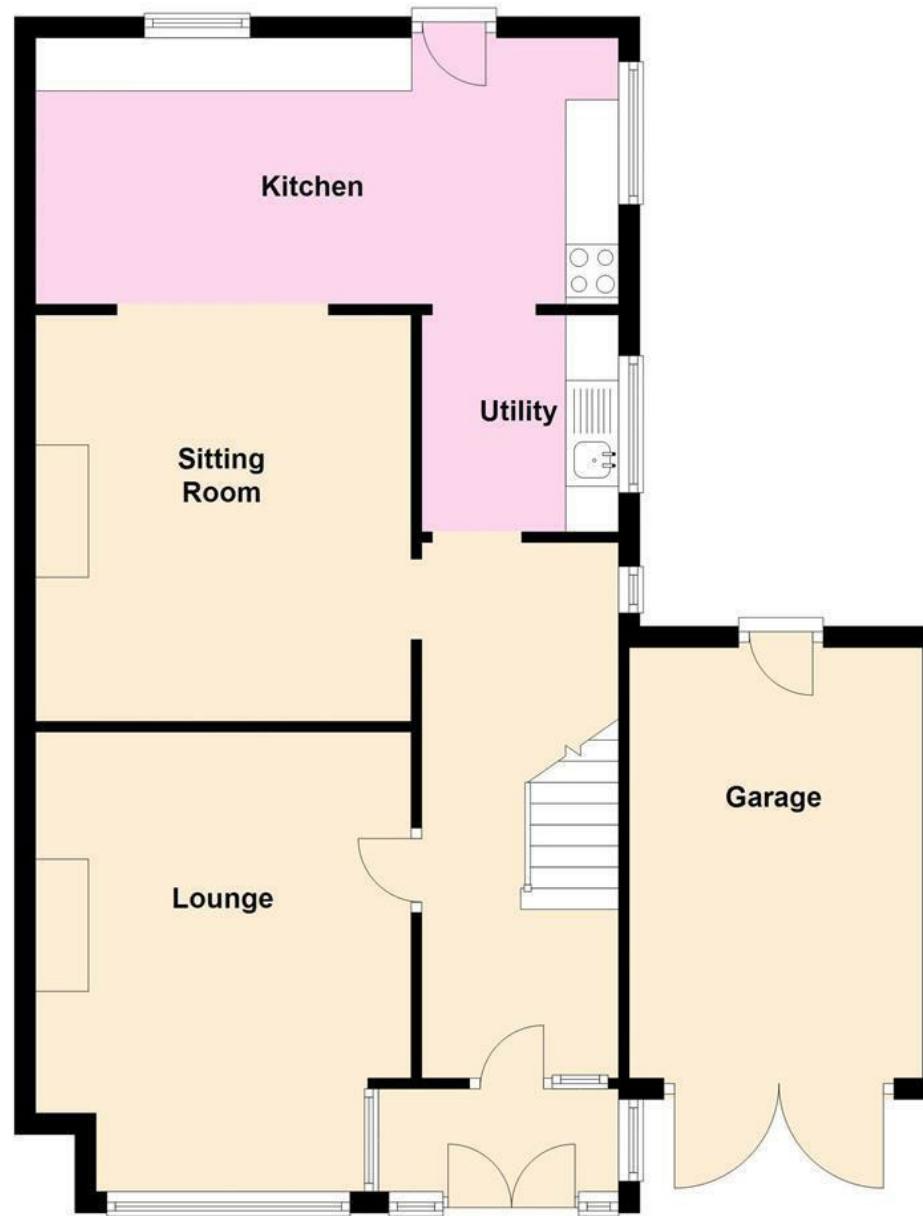








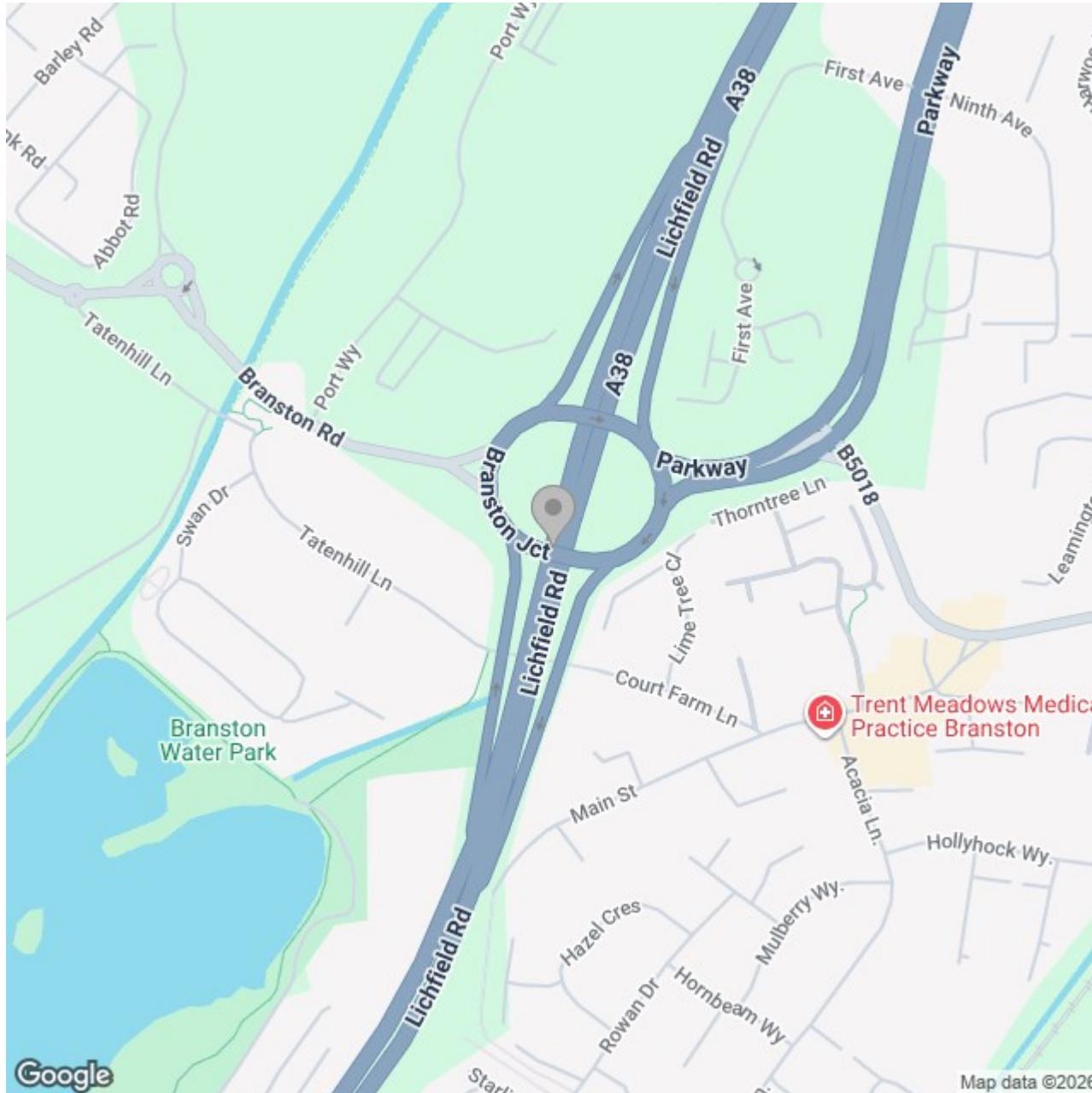
## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

## First Floor





## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	