



**Rowan Drive, Branston Burton-On-Trent DE14 3FY**

**welcome to**

**Rowan Drive, Branston Burton-On-Trent**

Don't miss your chance to make this beautifully presented, detached family home in Branston your next home! With three double bedrooms, a kitchen, spacious lounge, integral garage, dressing room and ensuite to the master, ground floor w/c and a family bathroom.



### **Entrance Hall**

Upon entry through the front door, the entrance hall allows access to the kitchen, lounge, w/c, and the stairs to the first floor.

### **W/C**

Cloakroom to the ground floor comprising of a low-level w/c and wash-hand basin, and finished with laminate flooring, a radiator, and a frosted double-glazed window to the front.

### **Kitchen**

11' 11" x 7' 5" ( 3.63m x 2.26m )

Fitted kitchen comprising of a range of matching base, wall, and drawer units, some integrated appliances such as a fridge freezer, double oven, five-ring gas hob, overhead extractor hood, and a one-and-a-half stainless-steel sink and drainer with a mixer tap, as well as space and plumbing for further appliances. Finished with spotlights to the ceiling, wood laminate flooring, a radiator, and a double-glazed window to the front.

### **Lounge**

14' 11" x 14' ( 4.55m x 4.27m )

Spacious lounge finished with wood laminate flooring, an understair storage cupboard, a radiator, a double-glazed window to the rear, and french doors to the rear opening to the rear garden.

### **Landing**

Landing to the first floor allowing access to all three bedrooms and the bathroom. Finished with an airing cupboard and carpeted flooring.

### **Bedroom One**

13' 9" x 8' 9" ( 4.19m x 2.67m )

Double bedroom finished with carpeted flooring, a radiator, a double-glazed window to the rear, and an archway through to the dressing room, which contains fitted mirrored-door wardrobes and carpeted flooring, with a door leading through to the ensuite shower room.

### **Ensuite**

Modern, fitted, three-piece suite comprising of a double shower, low-level w/c, and a wash-hand basin. Finished with laminate flooring, part-tiled walls, an electric shaver outlet, a vertical ladder-style radiator, and a skylight.

### **Bedroom Two**

13' 8" x 10' 9" ( 4.17m x 3.28m )

Double bedroom finished with fitted wardrobes, carpeted flooring, a radiator, and a double-glazed window to the front.

### **Bedroom Three**

11' 8" x 7' 1" ( 3.56m x 2.16m )

Double bedroom finished with wood laminate flooring, a radiator, and a double-glazed window to the front.

### **Bathroom**

Fitted three-piece suite comprising of a bath with overhead shower, low-level w/c, and wash-hand basin. Finished with part-tiled walls, laminate flooring, and a frosted double-glazed window to the front.

### **External**

Externally, the tarmac driveway to the front of the house provides off-road parking for multiple vehicles and runs alongside a laid-to-lawn patch bordered with mature shrubbery, and a patio-paved pathway leading to the front door. To the rear, the garden has a large patio-paved area, perfect for seating, and artificial turf, with a raised beds to the perimeter. Private and enclosed with wooden fencing, and a low metal french and gate.



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welcome to

## Rowan Drive, Branston Burton-On-Trent

- MODERN DETACHED FAMILY HOME
- SOUGHT-AFTER RESIDENTIAL DEVELOPMENT IN BRANSTON CLOSE TO AMENITIES
- THREE DOUBLE BEDROOMS
- KITCHEN AND SPACIOUS LOUNGE
- DRESSING ROOM AND ENSUITE TO BEDROOM ONE

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £290,000



Please note the marker reflects the postcode not the actual property

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