

Burton Road
Branston Burton-On-Trent

burchell edwards

# Burton Road
# Branston Burton-On-Trent DE14 3DP

for sale
**£300,000**







## Property Description

Situated on the popular Burton Road in Branston, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, making it an ideal purchase for growing families and first-time buyers alike. The accommodation briefly comprises an entrance hallway, a comfortable lounge, separate dining room, and a fitted kitchen providing ample storage and workspace. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an extended driveway providing off-road parking for multiple vehicles. To the rear is a fully enclosed garden, offering a private and secure outdoor space ideal for entertaining, family enjoyment, or relaxing during the warmer months. Finished to a good standard throughout, the property is ready for immediate occupation while still offering potential for buyers to add their own personal touch. Early viewing is highly recommended to appreciate the accommodation and location on offer.

## Entrance Hallway

Wooden flooring, under stair storage cupboard (pantry), pendant light, central heating radiator.

## Lounge

Wooden flooring, pendant light, multi-fuel burner, doors leading to dining room, sliding doors leading to rear garden,

## Dining Room

Wooden flooring, window to front elevation, pendant light, central heating radiator, doors leading to lounge.

## Kitchen

Tiled flooring, door to rear garden, window to rear elevation, pendant light, central heating radiator, cupboards over counters, sunken sink & drainer, plumbing for washer.

## Landing

Carpet flooring, window to side elevation, pendant light, loft access.

## Bedroom One

Wooden flooring, window to front elevation, central heating radiator, pendant light.

## Bedroom Two

Carpet flooring, window to rear elevation, central heating radiator, pendant light.

## Bedroom Three

Carpet flooring, window to front elevation, central heating radiator, pendant light.

## Family Bathroom

Wooden flooring, window to rear elevation, spotlights, central heating radiator, low level flush W/C, hand wash basin, shower cubicle.

## Front Garden

Gravel driveway providing off road parking for multiple vehicles and providing an enhanced element of privacy.

## Rear Garden

Enclosed rear garden, high level of privacy, patio slabbed seating area, artificial turf area, gravel area with greenery section.







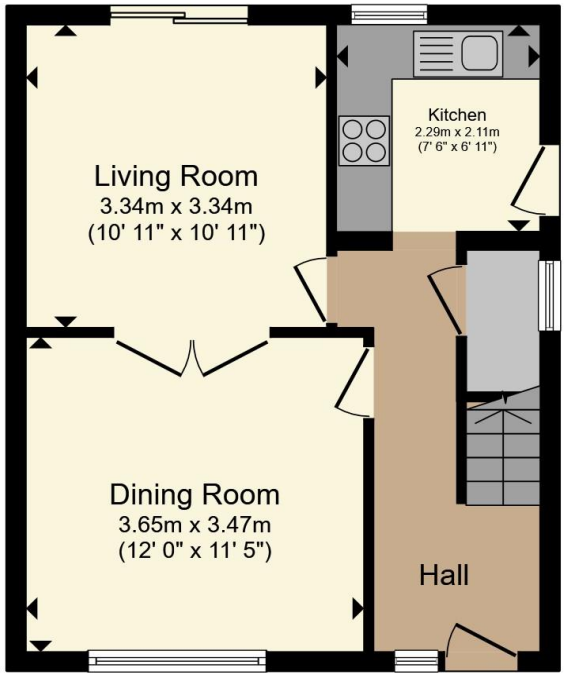




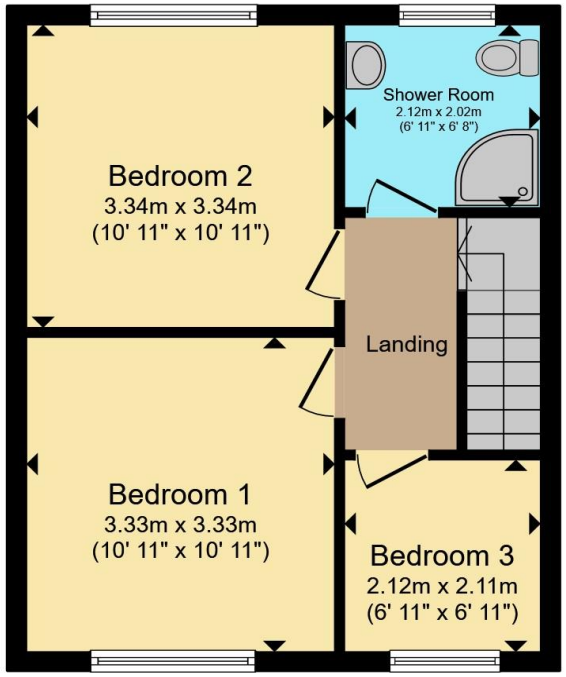





Lawn Bowls




Ground Floor




First Floor

Total floor area 76.7 m² (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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Britannia House Station Street
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EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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