

# Caraway Drive

Branston, Burton-on-Trent, DE14 3FQ



Situated on the popular Regents Park estate in Branston, this well-presented two-bedroom end-terraced home occupies a pleasant position set back within a quiet cul-de-sac on Caraway Drive, offering an ideal purchase for first-time buyers or investors alike.

Guide Price £195,000



John German 

The accommodation is accessed via a front garden leading into an entrance hallway. To the right is a convenient downstairs WC fitted with a hand wash basin. The kitchen is positioned to the front and features a range of wall and base units, drawers, a double sink, gas hob with extractor fan over, tiled splashbacks, and space for an oven, fridge freezer, and washing machine.

To the rear, a generous living room provides a bright and welcoming space, complete with a useful storage cupboard and French doors opening out onto the garden, creating an excellent flow for everyday living and entertaining. To the first floor are two well-proportioned double bedrooms, both benefiting from fitted storage. Completing the accommodation is a family bathroom comprising a bath with shower over, WC, and hand wash basin.

Externally, the rear garden features an initial patio area with a wooden pergola, ideal for outdoor seating, with the remainder laid to lawn and bordered by trees and shrubs. As an end-terraced property, it also enjoys the added advantage of side access and additional space, perfect for sheds or storage, without the typical access requirements for neighbouring properties.

Further benefits include a boiler that has been replaced within the last 12 months, offering added peace of mind for prospective buyers.

Regents Park is a highly regarded residential development within Branston, offering a range of local amenities, schooling, and convenient access to nearby transport links and Burton town centre.

**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:** Two parking spaces

**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 B

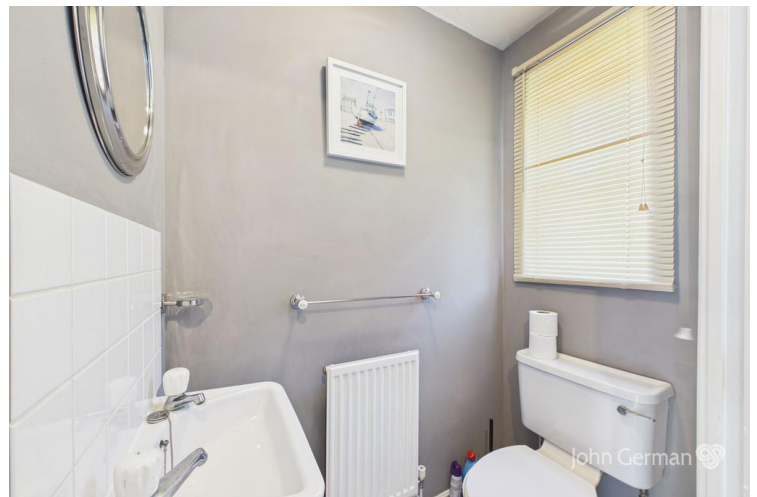
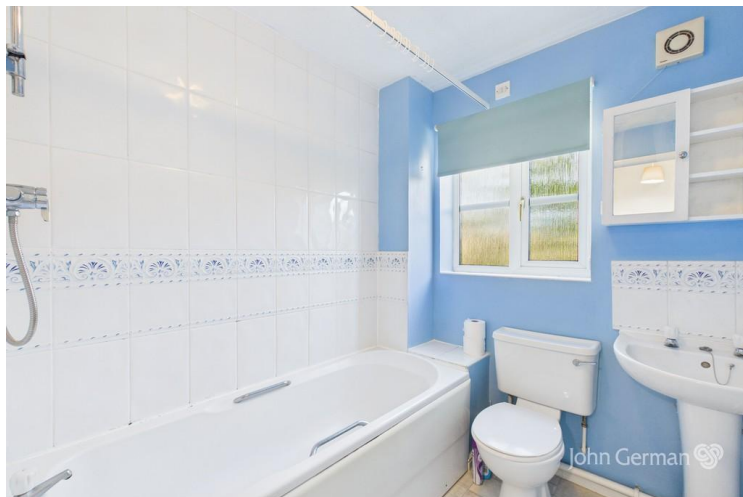
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

01283 512244  
burton@johngerman.co.uk

**Agents' Notes**  
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**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.  
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