

# Osprey Drive

Branston, Burton-on-Trent, DE14 3RQ

John German



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Guide Price £295,000

Built in 2019, this impressive detached family home sits proudly on a corner plot and stands out as a clear step above others nearby, offering beautifully presented accommodation finished to an exceptionally high standard throughout. Immaculately maintained by the current owners, the property is truly turn-key, ideal for buyers seeking a modern home with space, style and quality in equal measure.



The ground floor offers a welcoming and well-balanced layout, beginning with an inviting entrance hallway which benefits from a useful understairs storage cupboard. A generous living room provides a comfortable space to relax, while to the rear, the kitchen diner forms the heart of the home. The kitchen is fully equipped with an integrated fridge freezer, dishwasher and washer dryer, complemented by an eye-level oven, gas hob and extractor fan. Ample wall and base units and drawers provide excellent storage, while tiled flooring adds both style and practicality. There is generous space at the opposite end of the room for additional furniture or a family dining table, making it ideal for both everyday living and entertaining. Bi-fold doors open directly into the conservatory, creating a seamless flow between the two spaces.

A particular highlight of the property is the addition of the conservatory, which floods the rear of the home with natural light and enhances the sense of space. Enjoying a pleasant outlook over the garden, this versatile room is perfect for dining, relaxing or entertaining and further elevates the home above others in the area. A convenient ground floor WC completes the ground floor accommodation.

Upstairs, the first floor offers three bedrooms of excellent proportions. The principal bedroom is notably larger than the others and benefits from the addition of a modern en-suite, comprising a WC, hand wash basin and shower cubicle, with the majority of the room finished in tasteful tiling. The second bedroom is a generous double, while the third bedroom, although the smallest of the three, makes an ideal single bedroom, nursery, study or dressing room, offering flexibility to suit a variety of needs.

The family bathroom is finished to a contemporary standard and comprises a shower over bath with an additional rainfall shower head, WC and hand wash basin, with tiling that largely matches the en-suite for a cohesive, stylish finish.

Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to create several distinct areas, allowing you to enjoy the sun throughout the day. Immediately from the conservatory is a decked seating area, ideal for outdoor dining and entertaining. To the side of the property is a patio section, while a lawned area provides space for families or pets. A further patio area positioned around the rear of the garage offers another private spot to relax, collectively creating multiple areas to follow the sun. Beside the conservatory, a strip of pebbled garden with potted plants provides an attractive outlook and softens the space, offering a far more pleasant view than a traditional boundary wall.

Further benefits include a detached garage with electrics and a driveway providing parking for two vehicles. The corner plot position enhances both privacy and kerb appeal.

Situated on Osprey Drive in the highly regarded village of Branston, Burton-on-Trent, the property enjoys a desirable residential setting. Branston is well known for its village atmosphere while offering excellent access to local shops, schools, amenities and countryside walks, alongside convenient transport links to Burton town centre and surrounding areas. This location remains particularly popular with families and professionals alike.

**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:** Driveway & Garage **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 D

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

**Our Ref:** JGA09022026

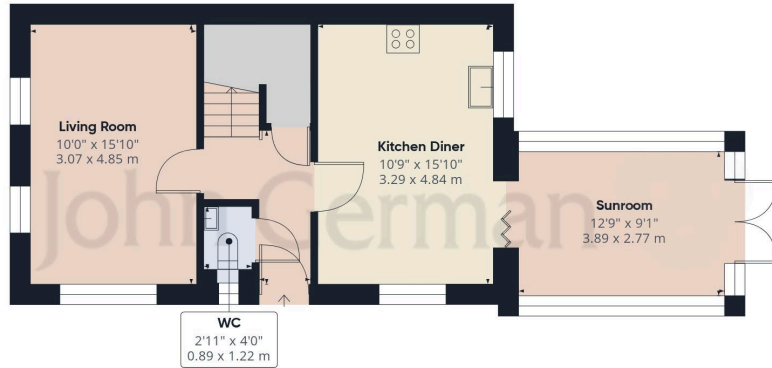
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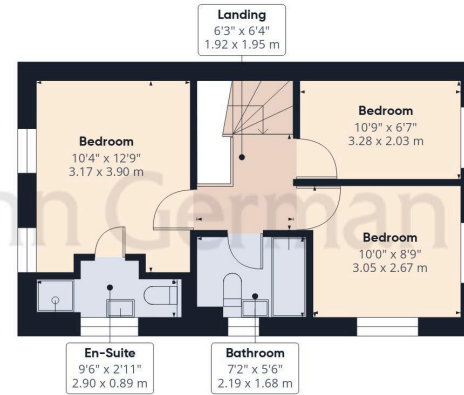




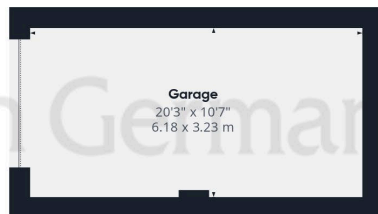




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

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

1162 ft<sup>2</sup>

108.1 m<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.

**GIRAFFE360**





## Agents' Notes

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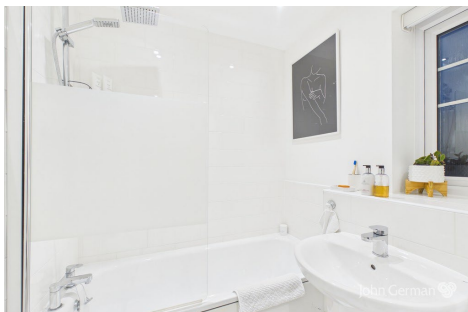
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