

# Hornbeam Way

Branston, Burton-on-Trent, DE14 3FZ

John   
German







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£400,000

This could be your perfect family home! Set on a popular modern estate with highlights include two good sized reception rooms, large dining kitchen, broad drive, double garage and a good sized garden.

John German 

Situated on the sought after St Modwens Branston Leas development is this impressive detached family home, perfectly designed for modern life with the convenience of shops and schools for all ages being closeby.

It is set on a good sized plot having a broad driveway giving access to a double garage. A front pathway leads to the entrance door that opens into the reception hall with doors leading off.

On your right the light and bright lounge has a dual aspect with front facing window and doors opening to the rear garden. Across the hall is a second reception room, ideal as a formal dining room, sitting room or home office, again enjoying a dual aspect.

At the heart of the home is a well appointed dining kitchen having a range of high gloss base and eye level units with contrasting worktops over and integrated appliances including a hob with extractor hood over, double oven, dishwasher and fridge freezer. There is a rear facing window and from the dining area, French doors lead out to the garden.

An internal door leads to a utility room having additional appliance space, further units, worktop with sink and a door to the side.

Completing the ground floor is a guest's cloakroom fitted with a two piece suite.

On the first floor a generous galleried landing leads to the bedrooms and bathroom. The master bedroom has its own walk-in wardrobe and en suite shower room having contemporary tiling.

The three further good sized bedrooms share a contemporary tiled bathroom having a panel bath, separate shower, WC and pedestal wash hand basin.

To the rear there is a paved patio with good sized lawn beyond enclosed by fencing.

**Note:** We understand there is an Estate management fee.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

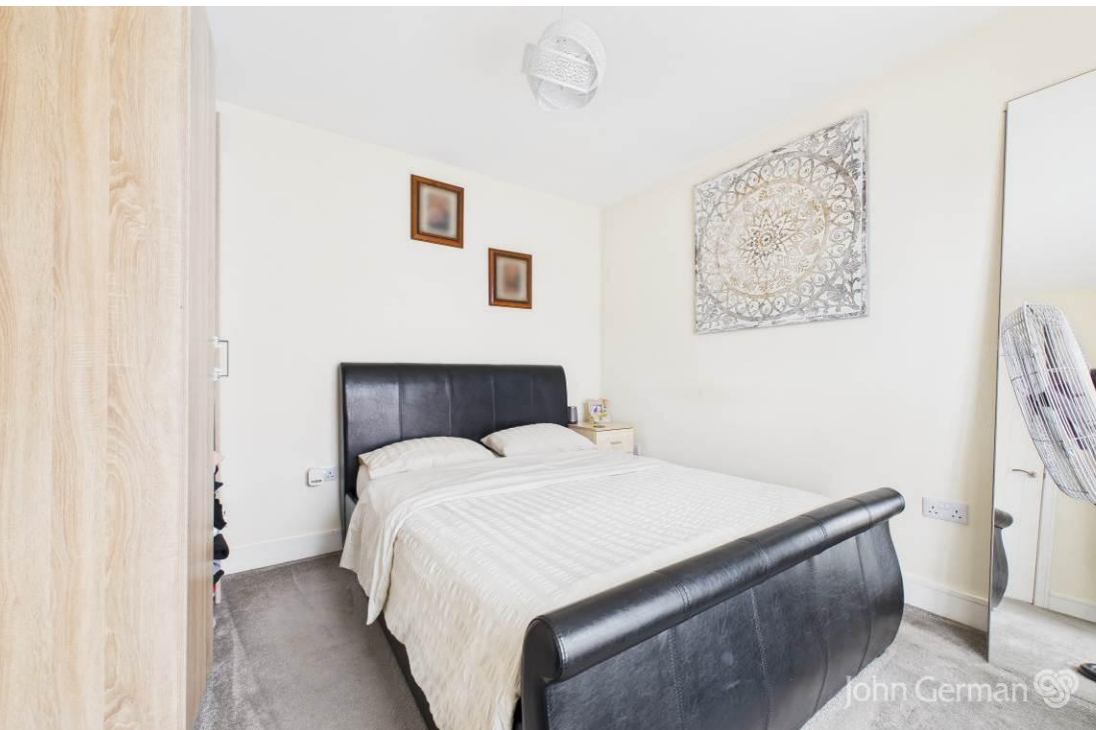
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/21112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

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

1394.83 ft<sup>2</sup>

129.58 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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