ABODE
SALES & LETTINGS

Epsom Close, Branston, DE14 3GA

Asking Price £210,000

https://www.abodemidlands.co.uk

This three-bedroom detached home offers well-proportioned living spaces, off-street parking, an integral garage, and a generous rear garden. Situated on a popular residential close, the property includes a spacious lounge with fireplace, a kitchen and separate dining room, ground floor WC, three first-floor bedrooms, and a family bathroom. A great opportunity for buyers looking for a home with potential in a sought-after location.

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Accommodation

Ground Floor

A front entrance door opens into a hallway with stairs rising to the first floor and access to a useful ground floor WC. The spacious living room benefits from a box bay to the front, along with a central fireplace and an archway leading through to the rear dining room. The dining room provides access to the garden through a rear door and connects directly to the kitchen. The kitchen is equipped with matching wall and base units, a built-in oven and four-ring gas hob, stainless steel sink beneath a rear-facing window, and a further door leading to the integral garage.

First Floor

The landing gives access to three bedrooms and the family bathroom. The main bedroom is a generous double with twin front-facing windows and fitted mirrored wardrobes. The second bedroom is also a double with a rear-facing window, and the third bedroom is a well-proportioned single. The family bathroom comprises a three-piece suite including a panelled bath with wall-mounted shower and curtain rail, a wash hand basin, and a low-level WC, along with a frosted window for natural light.

Outside

To the front of the property is a block-paved driveway offering off-street parking and access to the garage. The rear garden, which features a central lawn bordered by paved pathways and planting beds, enclosed by timber fencing. A timber garden shed sits to one side, providing useful storage.

Location

Set within a quiet cul-de-sac in Branston, the property is well positioned for access to local amenities, schools, and transport routes. Burton-on-Trent town centre and the A38 are both within easy reach, offering convenient connections for commuters and families alike.

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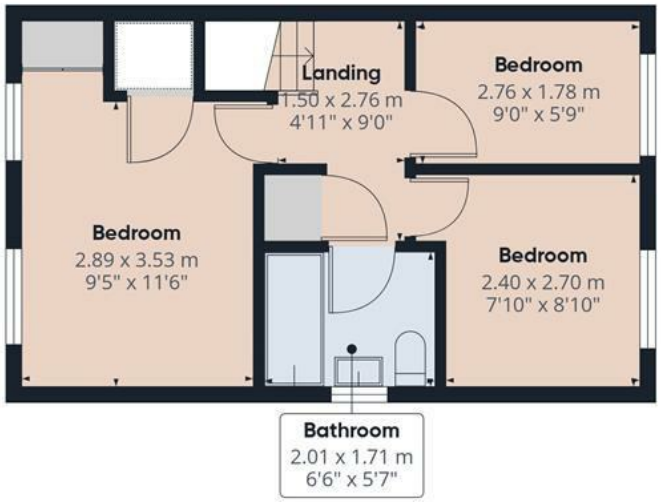
Floor 0



Floor 1

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Approximate total area(1)

79.9 m²

860 ft²

Reduced headroom

0.4 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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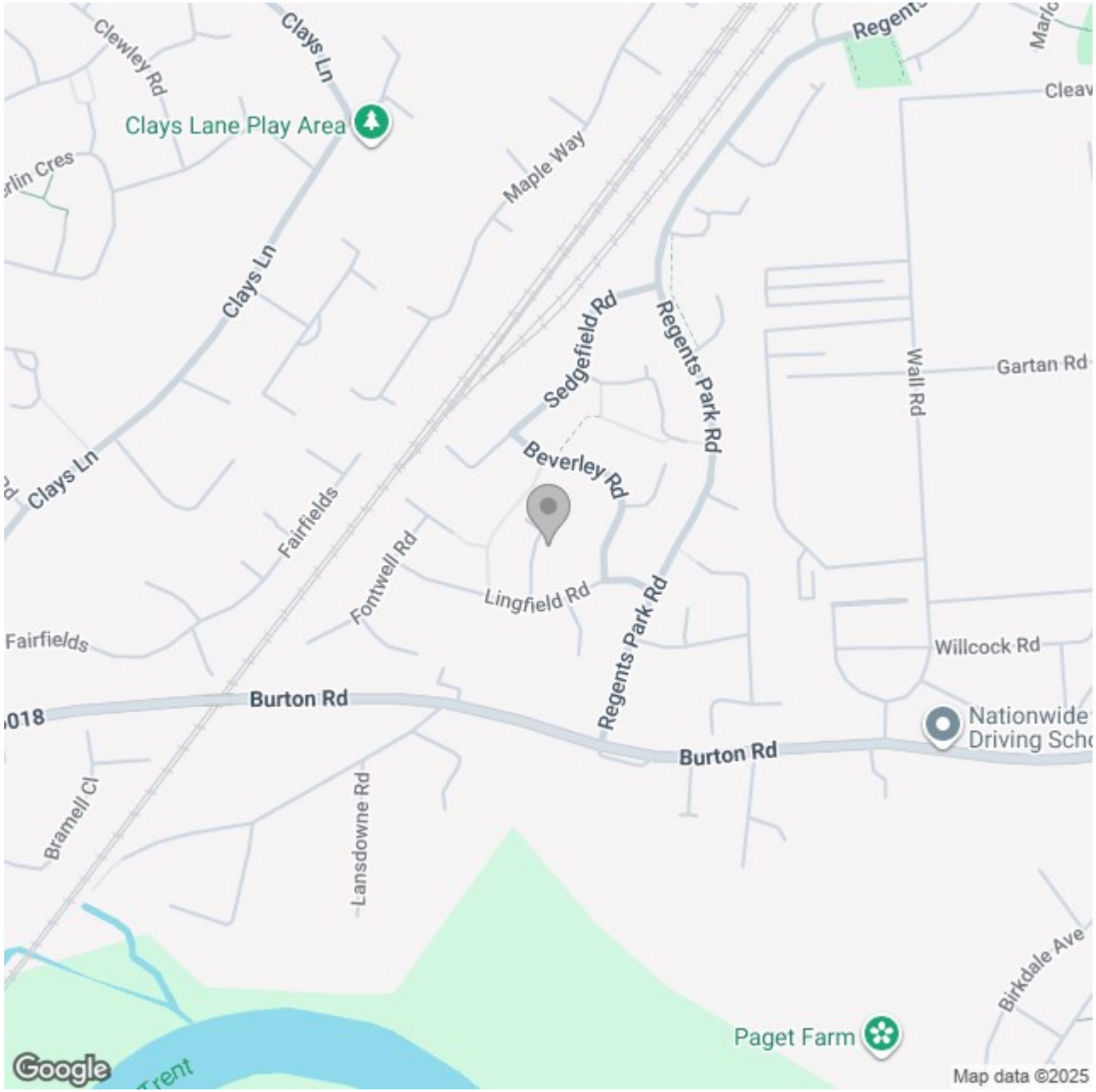

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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