





Positioned on a sought-after modern development in Branston, this well-presented three-bedroom semi-detached home offers bright, stylish interiors and a practical layout ideal for families or first-time buyers. Highlights include a spacious lounge, contemporary kitchen diner with garden access, three generously sized bedrooms, and a sleek family bathroom. With off-street parking for two vehicles and an enclosed rear garden, the property is perfectly placed for access to local schools, amenities, and major transport links.



Accommodation

Ground Floor

The home opens into a welcoming entrance hallway with stairs rising to the first floor and a door leading through to the main reception space. The front-facing lounge offers a comfortable setting with neutral décor and excellent natural light. To the rear, the modern kitchen diner is fitted with gloss white base and wall units, an integrated oven and gas hob, and complementary worktops with grey metro-tiled splash backs. There's space for dining and French doors opening out to the rear garden, enhancing the home's entertaining credentials. A useful cloakroom sits off the central hall, fitted with a low-level WC, wash hand basin, and modern tiling.

First Floor

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom enjoys a front aspect and benefits from built-in wardrobes and an en-suite shower room, while the two additional bedrooms provide flexible accommodation suitable for children, guests, or working from home. The bathroom is tastefully appointed with a three-piece suite including a bath with overhead shower and glass screen, a wash hand basin, and WC, complemented by modern tiled surrounds and flooring.

Outside

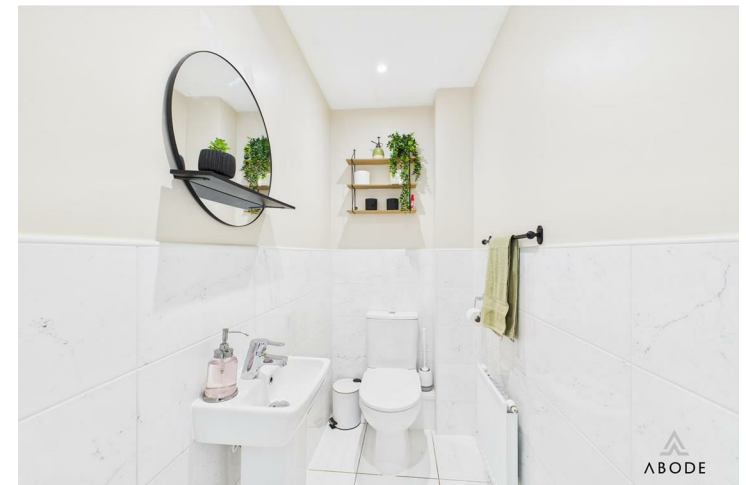
The front of the property features a lawned fore garden with a central path to the entrance door. To the side, a block-paved driveway offers off-street parking for two vehicles. The rear garden is fully enclosed with a patio area adjacent to the kitchen, a



central lawn, and planted borders – ideal for family life, pets, or summer entertaining.

Location

Situated in Branston, the property enjoys a convenient location with excellent access to amenities, schooling, and transport links. The A38 is nearby, offering routes to Burton-on-Trent, Derby, and Lichfield, while Branston itself provides a range of shops, eateries, parks, and riverside walks. The area remains a popular choice for commuters and families alike.







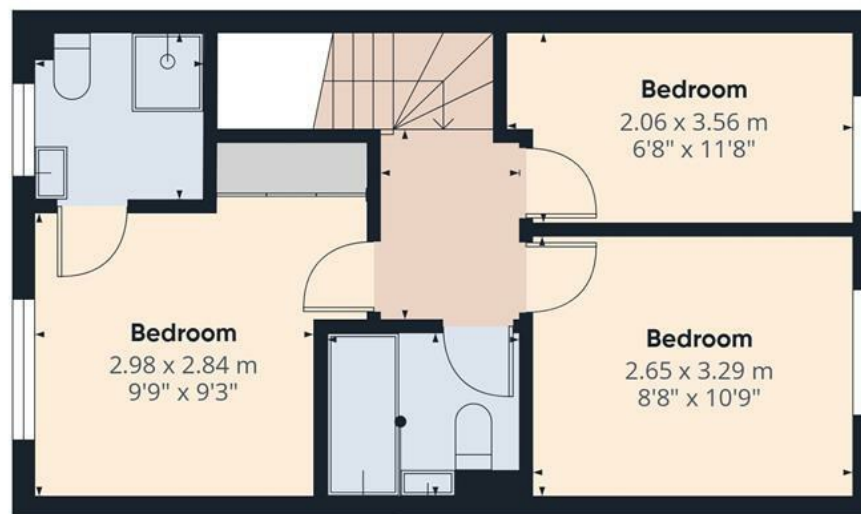






WC
1.82 x 1.02 m
5'11" x 3'4"

Floor 0



Bathroom
1.69 x 2.02 m
5'6" x 6'7"

Floor 1

Approximate total area⁽¹⁾

73.2 m²

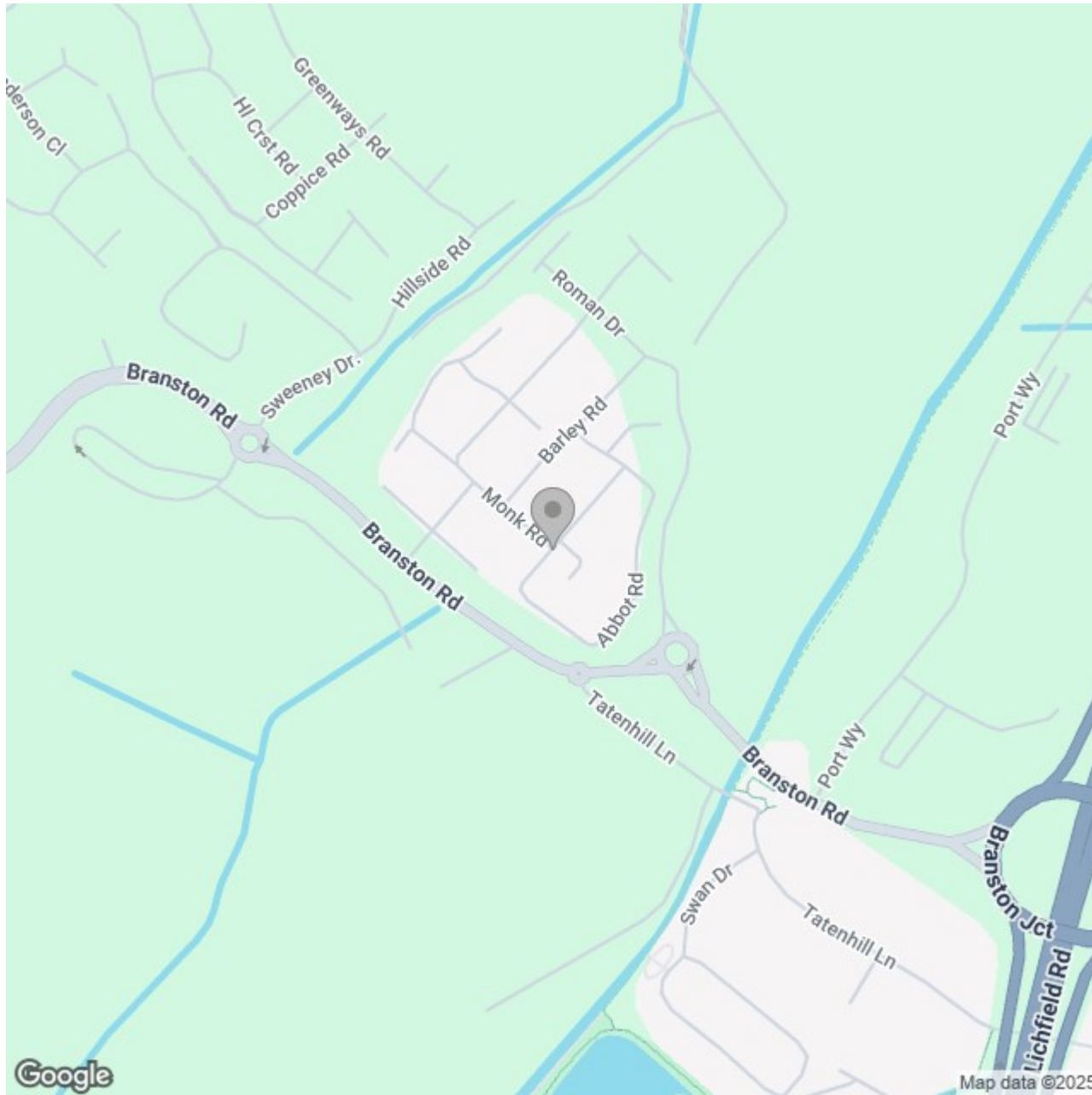
789 ft²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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 	