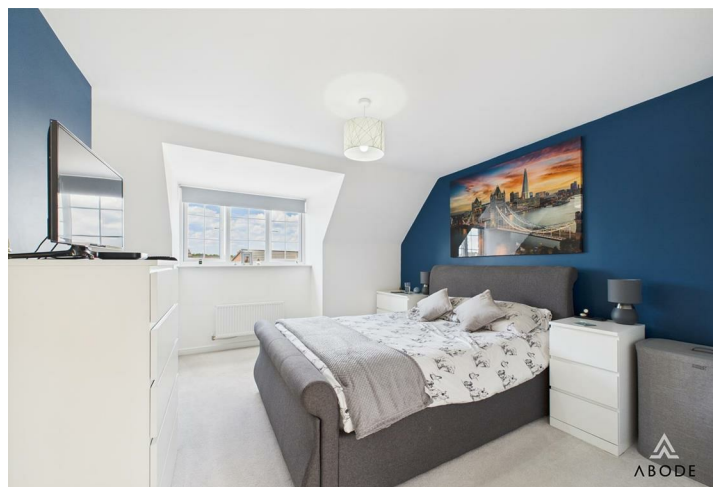






A beautifully presented three double bedroom, three-storey semi-detached townhouse situated in a sought-after modern development in Branston. Still benefiting from the remainder of its NHBC warranty, this stylish home boasts a spacious lounge with French doors to the garden, a modern kitchen diner, an en-suite to the master bedroom, and a private landscaped rear garden. With a large single garage and additional guest W.C, this property offers well-planned, contemporary living ideal for a range of buyers.



Accommodation

Ground Floor

The property is entered via a welcoming hallway which provides access to the guest cloakroom and stairs to the upper floors. The kitchen diner is positioned to the front of the home and features a range of modern wall and base units with integrated appliances and space for a dining table. To the rear, the spacious lounge enjoys plenty of natural light through French doors which open onto the garden, creating a bright and inviting living space.

First Floor

The first-floor landing gives access to two well-proportioned double bedrooms and the family bathroom. Bedroom two overlooks the front elevation while bedroom three enjoys views over the rear garden. The bathroom is fitted with a modern suite including a bath, low-level WC, and wash hand basin, complemented by tiled splash backs and an extractor fan.

Second Floor

Occupying the entire top floor, the impressive master suite features a double bedroom, a separate dressing room with a roof window, and a modern en-suite shower room. The en-suite includes a double shower cubicle, low-level WC, wash hand basin, and is fully tiled for a smart finish.

Outside

To the rear, the garden has been landscaped to offer a private and low-maintenance outdoor space, ideal for entertaining or relaxing. The property also benefits from a large single garage with up-and-over



door, power and lighting, providing secure parking or useful storage space.

Location

Located in a popular and well-established residential development in Branston, the property enjoys excellent access to local amenities, schools, and transport links into Burton-on-Trent and beyond. Ideal for commuters and families alike, this modern home combines convenience with quality living.

















Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

87.6 m²

943 ft²

Reduced headroom

0.8 m²

9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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