







Occupying a generous corner plot within the sought-after Regents Park development in Branston, this superb five-bedroom detached family home offers over 2000 sq. ft of beautifully presented living space. Boasting a wraparound garden that enjoys all-day sun and excellent privacy, a detached double garage, and an impressive open-plan layout ideal for entertaining, the property features a stunning kitchen-diner, expansive dual aspect lounge with bi-fold doors to two patio areas, and five double bedrooms — two of which benefit from modern en-suites. An excellent opportunity for growing families or those seeking a high-quality, turnkey home in a well-connected area.





## Accommodation

### Ground Floor

A modern composite entrance door opens into a spacious hallway, complete with under-stairs storage. To the front, a versatile second reception room is currently used as a family room or snug.

The heart of the home is the open-plan L-shaped kitchen living diner area, fitted with a range of modern wall and base units complemented by marble worktops. A central island with integrated induction hob offers breakfast bar seating, while a separate seating nook overlooks the front elevation. The kitchen also includes a built-in double oven, microwave, integrated dishwasher, ceramic sink, and space for dining. Adjacent to the kitchen is a separate utility room, with external access and provisions for laundry appliances.

A guest cloakroom is located off the hallway, fitted with WC, wash hand basin, and splash back tiling.

To the rear, the impressive main lounge spans the depth of the property, featuring bi-folding doors to both the front courtyard and rear garden, allowing for a seamless indoor-outdoor flow. The room includes modern cool touch radiators, dimmable lighting, and built-in ducting for media installation.

### First Floor

The landing leads to five well-proportioned double bedrooms. The principal bedroom is positioned to the front and includes a built-in wardrobe, additional storage cupboard, and a modern en-suite shower room with walk-in enclosure, sensor lighting, and a



chrome towel radiator.

The guest bedroom to the rear also benefits from a private en-suite, featuring underfloor heating, sensor lighting, a walk-in shower, modern fittings, and tasteful tiling throughout.

Three further bedrooms offer excellent space for family, guests, or working from home, with built-in wardrobes in two of the rooms.











The contemporary family bathroom has been thoughtfully designed with a freestanding bath, large walk-in rainfall shower, sensor lighting, floor-level lighting, underfloor heating, vanity storage, WC, and twin windows providing natural light.

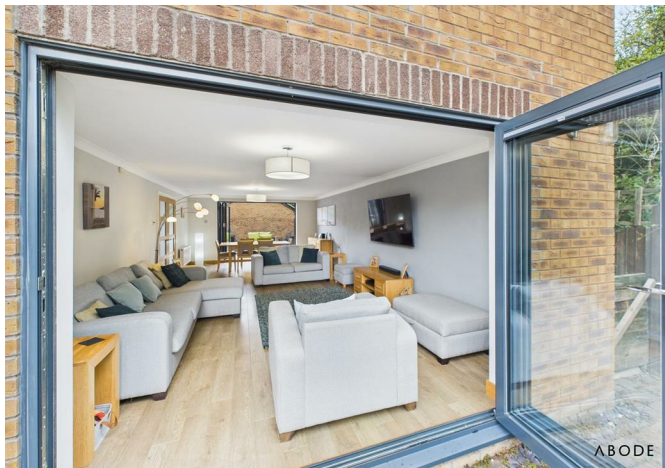
A high-capacity combi boiler is housed in a landing cupboard, and two loft hatches provide access to the insulated and partially boarded roof space.

#### Outside

Set on a private corner plot, the property enjoys a wraparound garden designed to capture sunlight throughout the day, allowing different seating areas to be enjoyed as the sun moves across the sky. Mature planting and established trees provide a high degree of privacy, while multiple patio areas create inviting spaces for outdoor dining and relaxation. To the front, a courtyard-style area can be accessed directly from the lounge via bi-fold doors or through a side passage leading from the rear garden. The garden is fully enclosed by fencing, with a side gate offering additional access, outside storage space, and an external tap. A triple-width driveway provides ample parking and leads to the detached double garage, which is equipped with power, lighting, and a side personnel door.

#### Location

Regents Park is a highly regarded development within Branston, Staffordshire — well-positioned for access to local amenities, schooling options, and transport routes. The area offers excellent proximity to Branston Water Park, green open spaces, and village conveniences including supermarkets, pubs, and cafes. Families will appreciate the well-rated local schools, and commuters benefit from convenient access to the A38 for routes towards Derby, Lichfield, and Birmingham, as well as Burton's train station offering rail links to major cities.















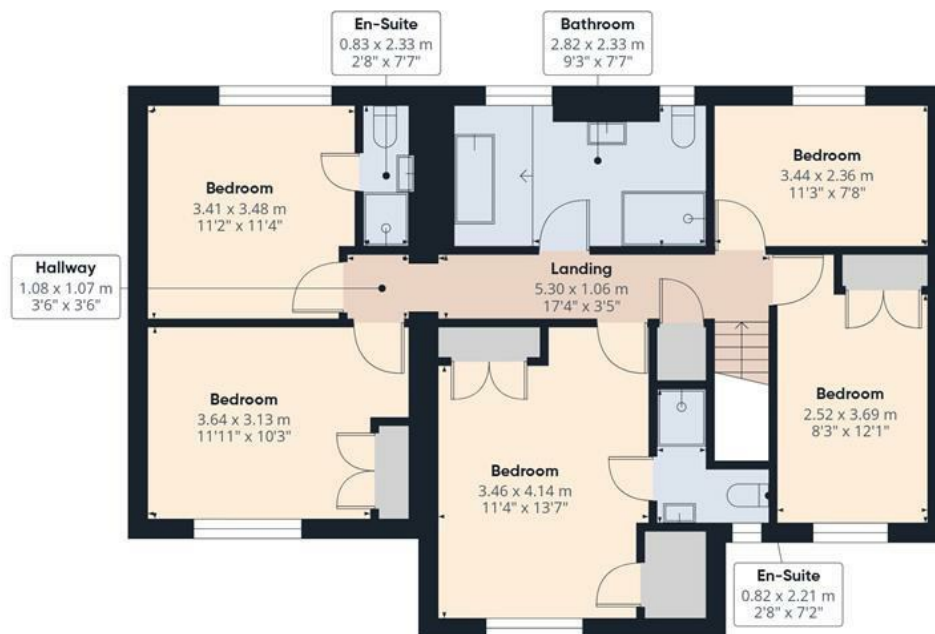








Floor 0



Floor 1

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

182.2 m<sup>2</sup>

1962 ft<sup>2</sup>

(1) Excluding balconies and terraces

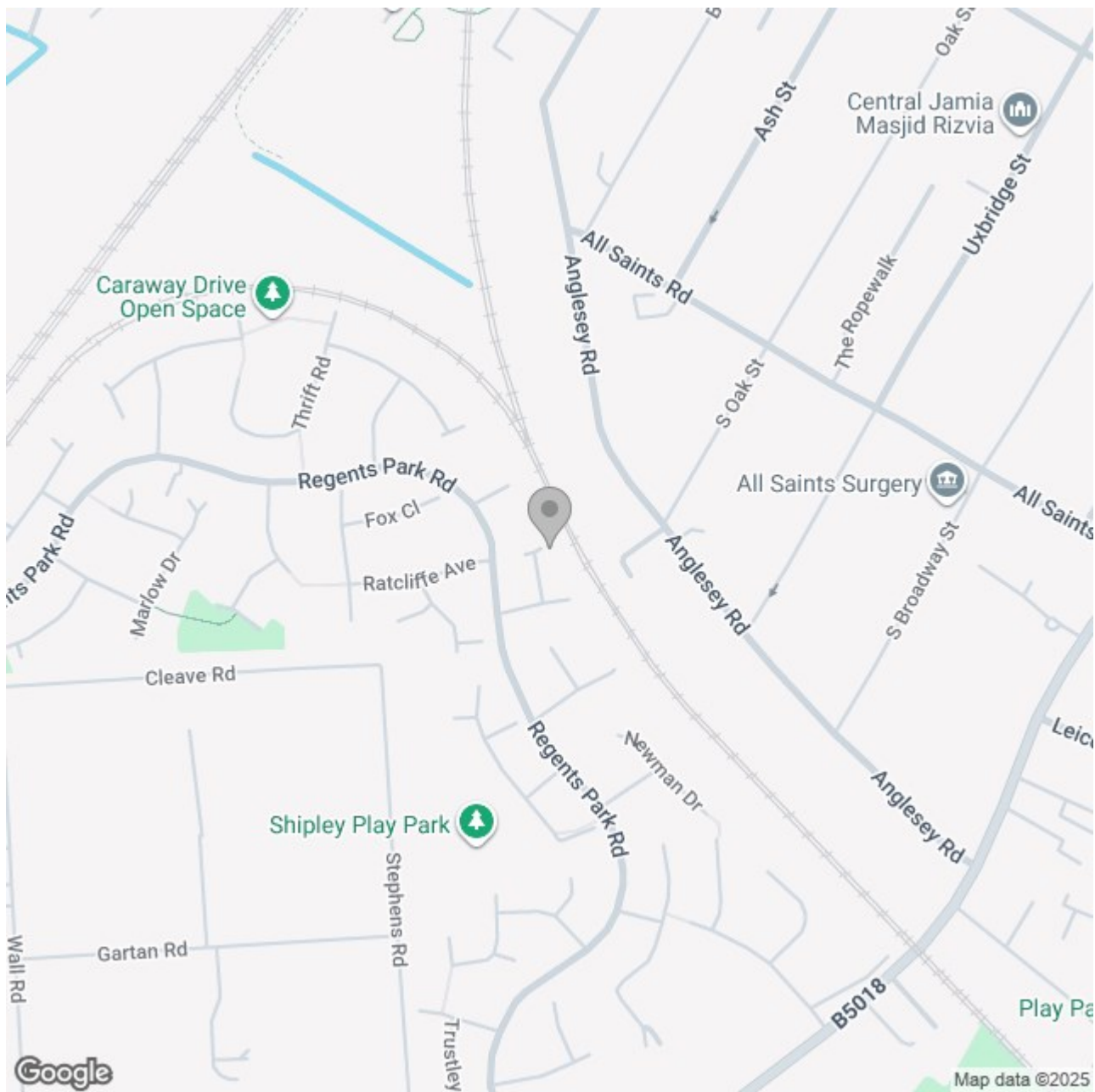
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC