





A well-presented four-bedroom detached home set within a popular residential area of Branston. This attractive family home offers generous and well-balanced accommodation throughout, including a spacious lounge with a bay window, a separate dining room opening onto the garden, a modern fitted kitchen, a practical utility room, ground floor WC, four good-sized bedrooms, an en-suite to the master, and a well-kept family bathroom. Outside, the property benefits from off-street parking, an integral garage and a landscaped rear garden ideal for families and entertaining. A superb opportunity for buyers seeking a well-maintained home in a convenient location close to local amenities, schools and transport links.




ABODE
 SALES & LETTINGS

Accommodation

GROUND FLOOR

The property is entered via a front entrance door into a welcoming hallway with wood-effect flooring, stairs rising to the first floor, and doors leading to all ground-floor rooms.

The lounge sits to the front elevation and features a bay window that provides an excellent amount of natural light, a central fireplace, and generous floor space for family seating. An opening leads into the dining room, which enjoys views across the rear garden and has French doors opening onto the patio — ideal for both everyday dining and entertaining.

The modern kitchen is fitted with high-gloss cabinetry, complementary work surfaces, tiled splash backs, integrated appliances and space for further white goods. A door leads into the utility room, which provides additional storage, worktop space, plumbing for appliances and access to the rear garden.

Completing the ground floor is a WC cloaks with a wash hand basin and low-level WC.

FIRST FLOOR

The first-floor landing provides access to all bedrooms and the family bathroom.

The master bedroom is positioned to the front



elevation and benefits from built-in wardrobe space and a well-finished en-suite shower room.

Bedroom two is a spacious double to the rear, while bedroom three sits to the front and offers excellent versatility as a children's room or guest room. Bedroom four, overlooking the front, is currently arranged as a home office but remains an ideal single bedroom or nursery.

The family bathroom includes a bath with shower over,







wash hand basin, WC and modern finishes.

OUTSIDE

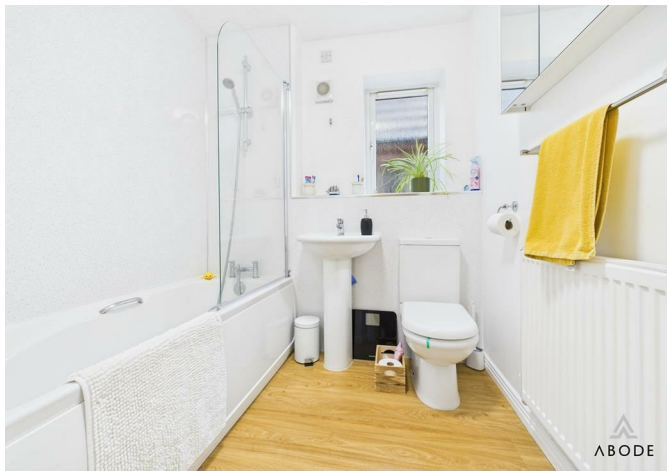
To the front, the property features a driveway providing off-street parking and access to the integral garage with roller shutter door. The frontage also includes low-maintenance shrub planting.

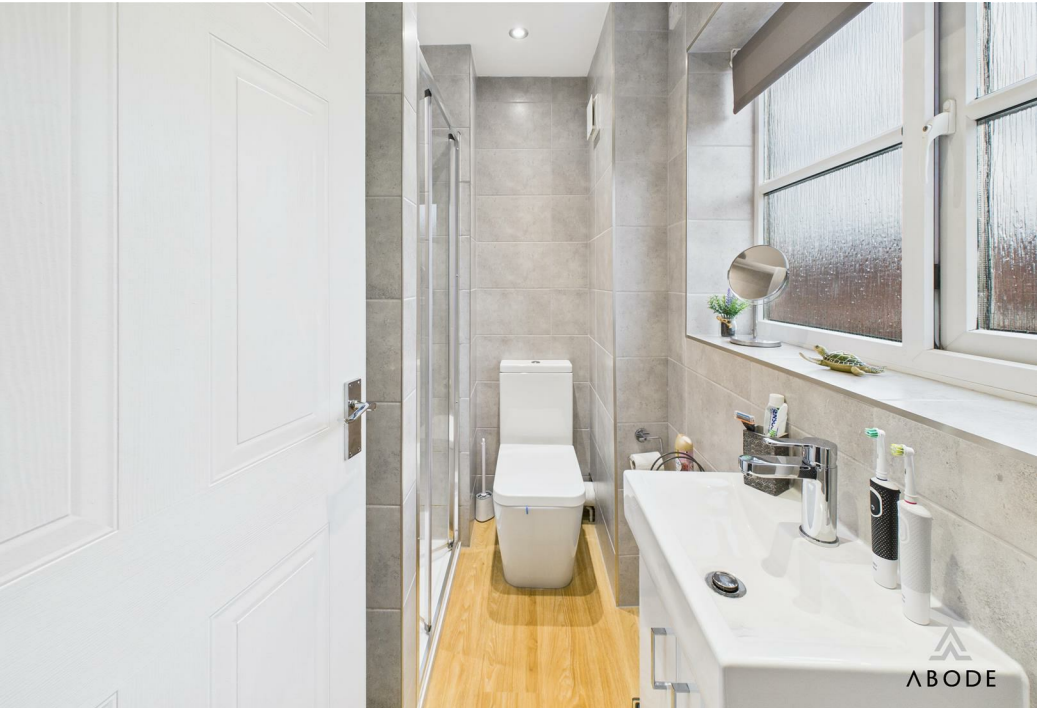
The rear garden is well cared for, offering a sizeable lawn, planted borders and a full-width patio providing a superb space for outdoor seating and dining. A timber shed provides useful external storage, and the garden is enclosed for privacy.

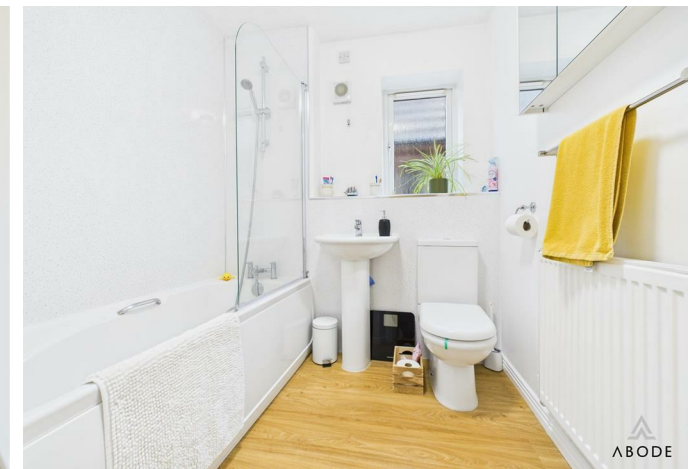
LOCATION

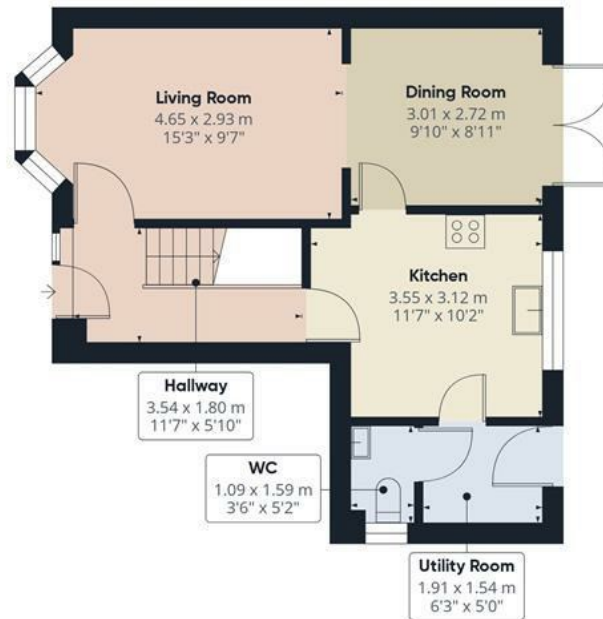
The property is situated within Branston, a popular and well-served location offering convenient access to a range of local amenities including shops, supermarkets, schools and public transport links. Branston Water Park, local playing fields and riverside walks are all within easy reach, providing enjoyable outdoor spaces. The area benefits from strong road connections towards Burton-on-Trent, Derby and the A38, making it an excellent base for commuters and families alike.



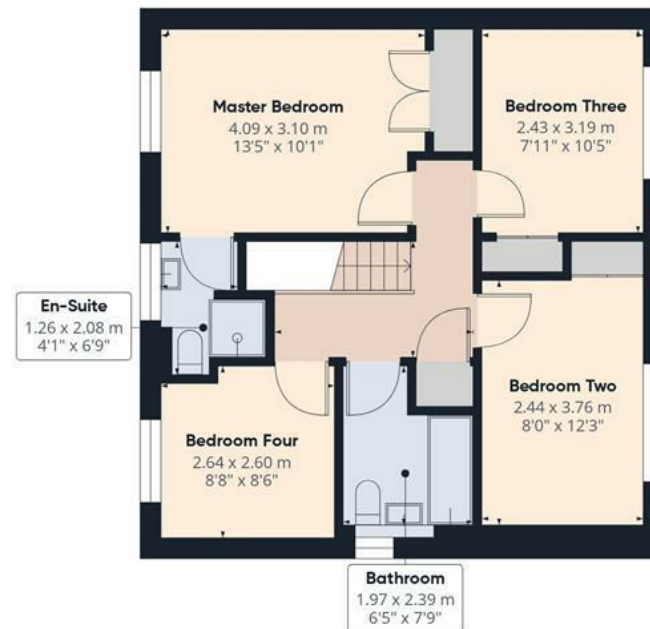








Floor 0



Floor 1

Approximate total area⁽¹⁾

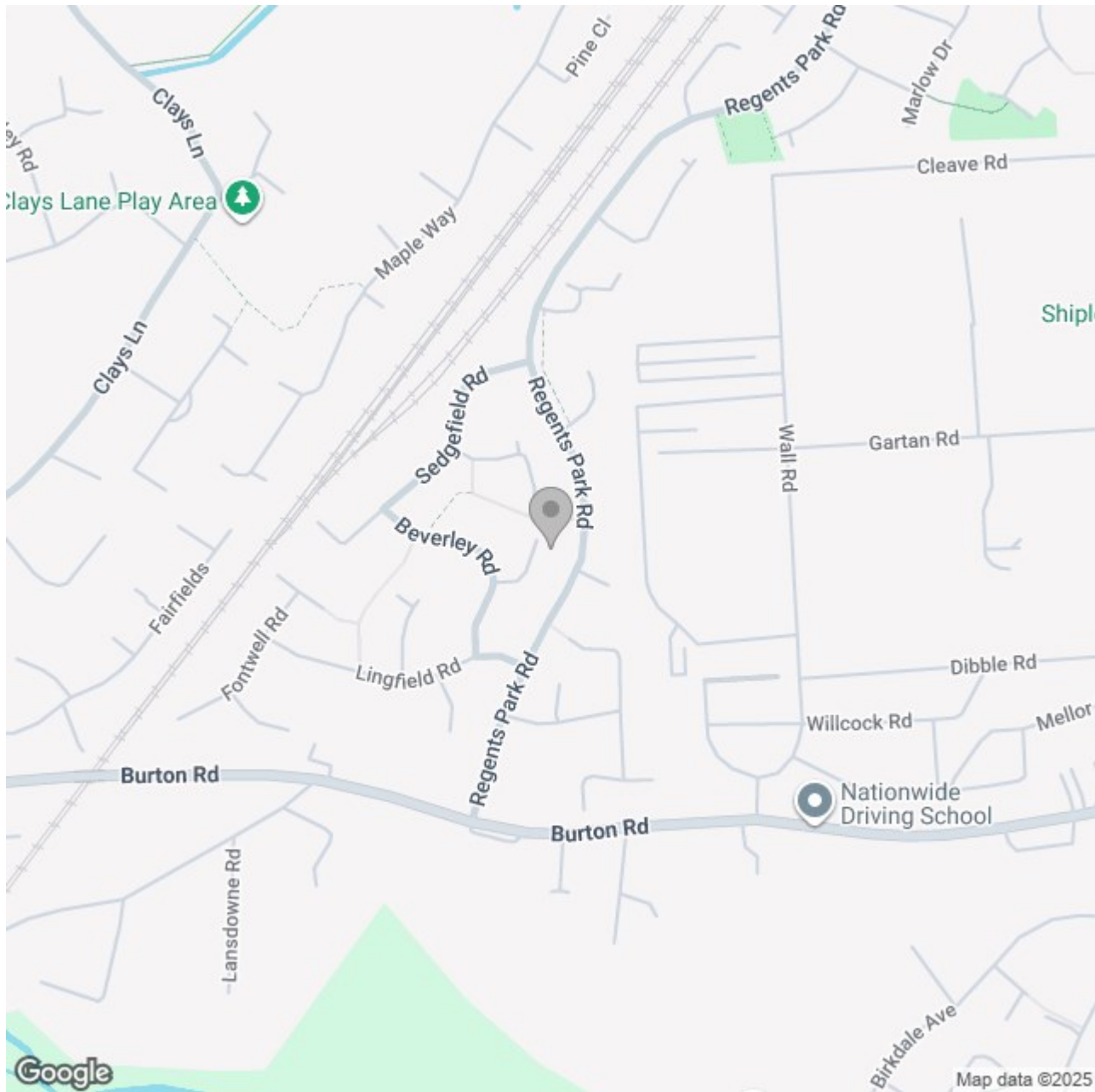
93.5 m²

1003 ft²

(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) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	