

Maple Way, Branston, DE14 3NQ
Asking Price £259,950





A well-proportioned three-bedroom detached property positioned on a generous plot within the popular Branston area of Burton-on-Trent. The property offers spacious accommodation throughout, including two reception rooms, a fitted kitchen, ground floor WC, three bedrooms, an en-suite to the master, and a family bathroom. Outside, there is ample off-street parking, a garage, and a good-sized enclosed rear garden.



Accommodation

Ground Floor

The accommodation leads through the front entrance door into a hallway with a window to the front elevation and a central heating radiator. The living room is a generous space featuring a window to the front aspect, sliding doors opening out to the rear garden, two central heating radiators, and fitted carpet. The dining room sits to the front of the property and provides ample space for a family dining set, with a double glazed window and central heating radiator.

The kitchen is fitted with a selection of wall and base units with a work surface over incorporating a sink and drainer, integrated oven and hob, wooden flooring, and a door providing access to the garden. Completing the ground floor is a WC cloakroom with a low-level WC, wash-hand basin, central heating radiator, and window to the front elevation.

First Floor

The landing gives access to all first-floor rooms and includes a window to the rear elevation and a built-in storage cupboard housing the central heating boiler. The master bedroom has a window to the front elevation, an integrated triple wardrobe, and a private en-suite shower room comprising a shower cubicle, wash-hand basin, WC, and radiator. The second bedroom is also a double room with a front-facing window, integrated wardrobe, and central heating radiator. The third bedroom includes a window to the rear elevation, a built-in single wardrobe, and a storage cupboard. The family

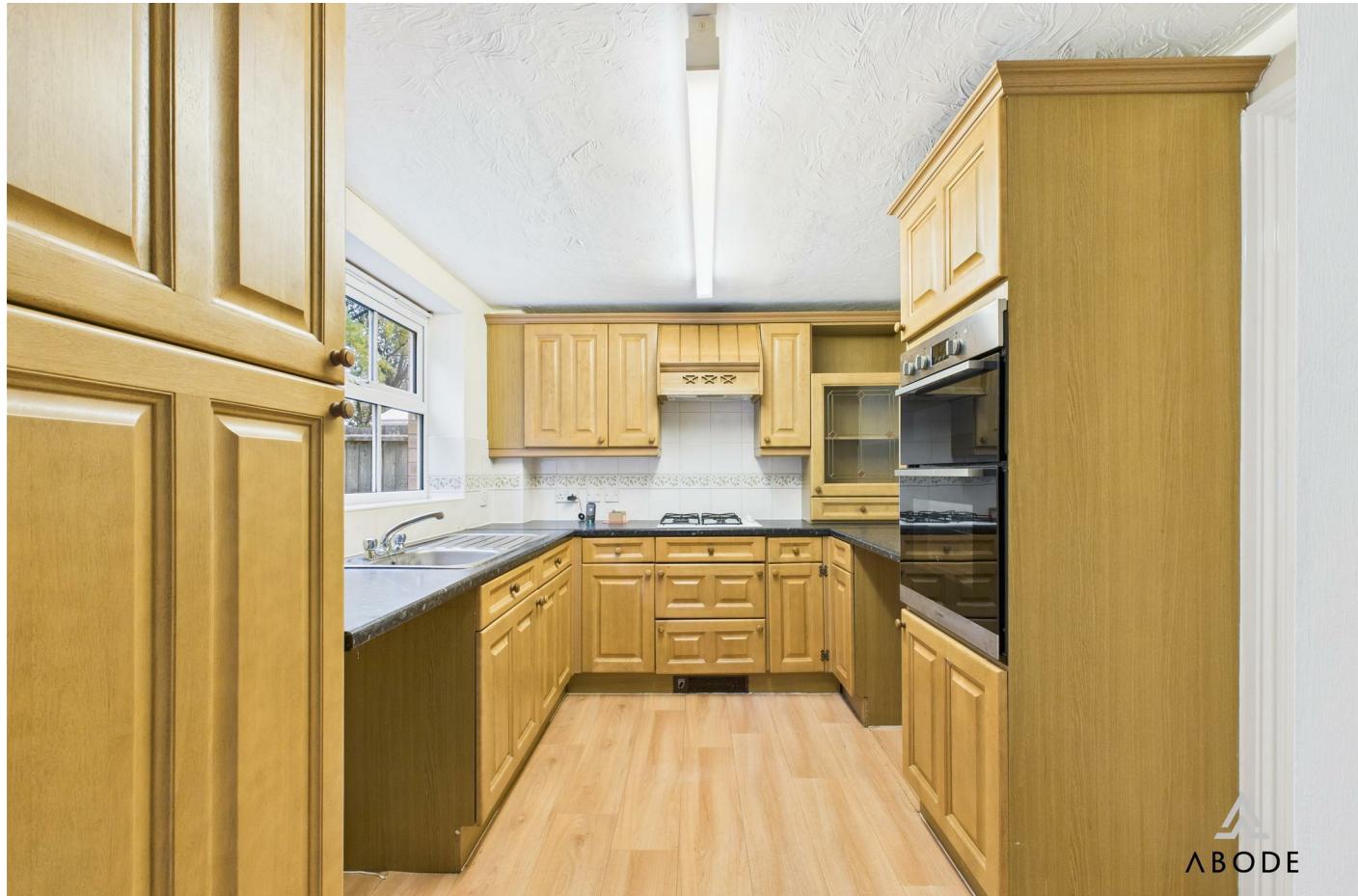


bathroom offers a three-piece suite including a bath with shower over, wash-hand basin, and WC, with a window to the rear elevation.

Outside

The property occupies a generous plot with a tarmac driveway providing off-street parking for multiple vehicles, access to the single garage, and a neatly maintained front lawn with a pathway leading to the entrance door. The rear garden is a good size and mainly laid to lawn with a







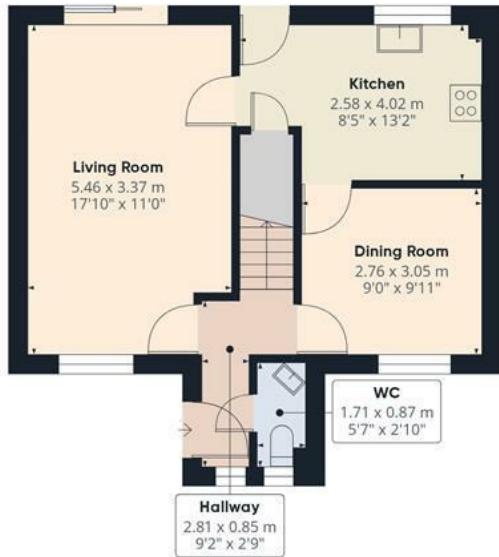
paved patio area, outside tap, and fenced boundaries, offering an ideal outdoor space for families and entertaining.

Location

Situated in the popular residential area of Branston, the property benefits from a range of nearby amenities including local shops, schools, and public houses. Branston Water Park and Branston Golf & Country Club are within easy reach, as well as Burton town centre offering additional facilities. Excellent transport links are available via the A38 and A50, providing convenient access to Derby, Lichfield, and surrounding areas.







Approximate total area⁽¹⁾

83 m²

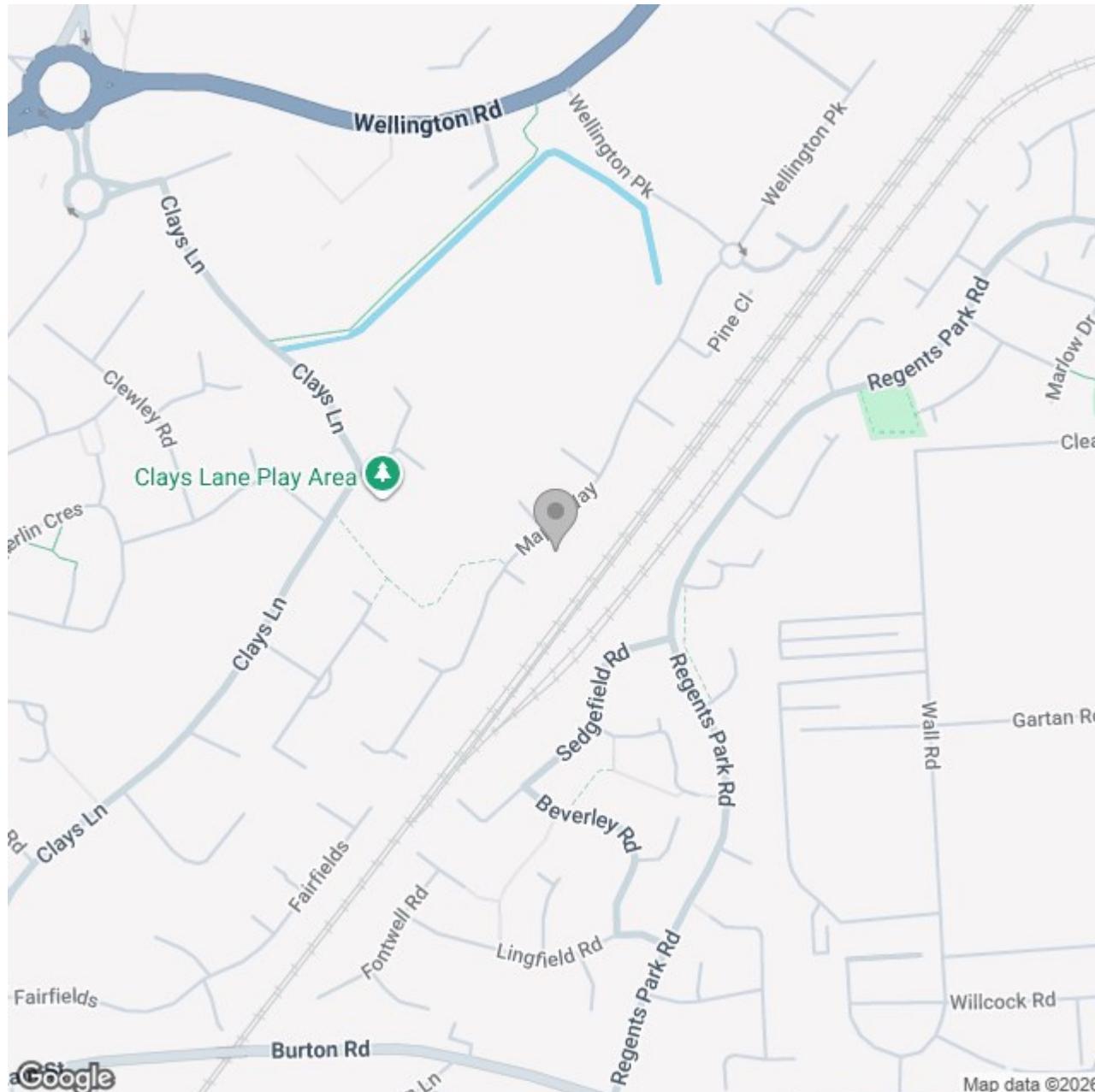
894 ft²



(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		
(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	