





Occupying a pleasant position within a popular residential area of Branston, this well-presented four-bedroom detached family home offers balanced and versatile accommodation, complemented by a generous rear garden, driveway parking and an integral garage. The property has been well maintained and benefits from a recently fitted boiler, along with underfloor heating to both the kitchen diner and the en-suite, making it an attractive and comfortable home suited to modern family living.



Accommodation

Ground Floor

The accommodation opens via a welcoming entrance hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms. To the front of the property is a good-sized living room, enjoying plenty of natural light and offering ample space for a range of seating and living furniture. To the rear, the kitchen diner spans the width of the property and is fitted with a range of wall and base units with complementary work surfaces, space for freestanding cooker and white goods. Underfloor heating enhances this space, which also provides room for a family dining table and everyday seating. From the kitchen diner, doors open into the conservatory, creating a further reception space that overlooks the rear garden and offers a versatile area for relaxation or entertaining. Completing the ground floor is a useful WC and internal access to the integral garage, ideal for storage or secure parking.

First Floor

The first floor landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom is a generous double room and benefits from fitted wardrobes and a modern en-suite shower room, which features underfloor heating and contemporary sanitary ware. Bedrooms two and three are further comfortable double rooms, while bedroom four offers flexibility as a child's bedroom, guest room or home office. The family bathroom is fitted with a white suite including a bath with shower over, wash hand basin and WC, serving the remaining bedrooms.



Outside

To the front of the property, a driveway provides off-street parking and leads to the integral garage. The rear garden is a particular feature of the home, offering a good degree of privacy and a generous lawned area, ideal for families and outdoor entertaining. A paved patio area adjoins the conservatory, providing space for garden furniture, with established boundaries and planting enhancing the overall setting.

Location







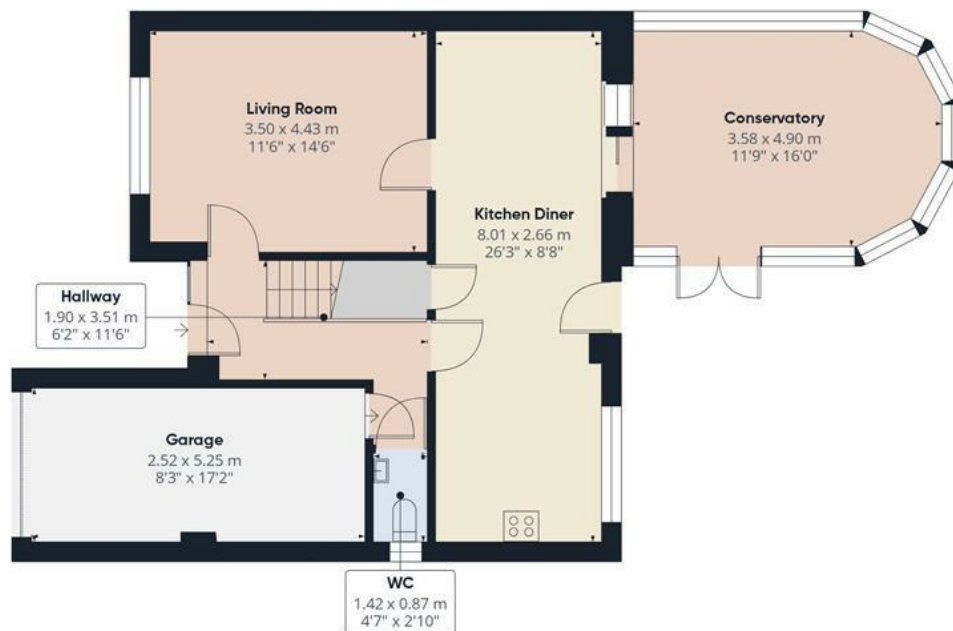
The property is situated within the sought-after village of Branston, which offers a range of local amenities including shops, schools and public houses, along with convenient access to Burton-upon-Trent and its wider facilities. Branston also benefits from good transport links, with road connections to surrounding towns and easy access to the A38, making it a practical location for commuters as well as families seeking a well-connected village environment.











Floor 0



Floor 1

Approximate total area⁽¹⁾

128.1 m²

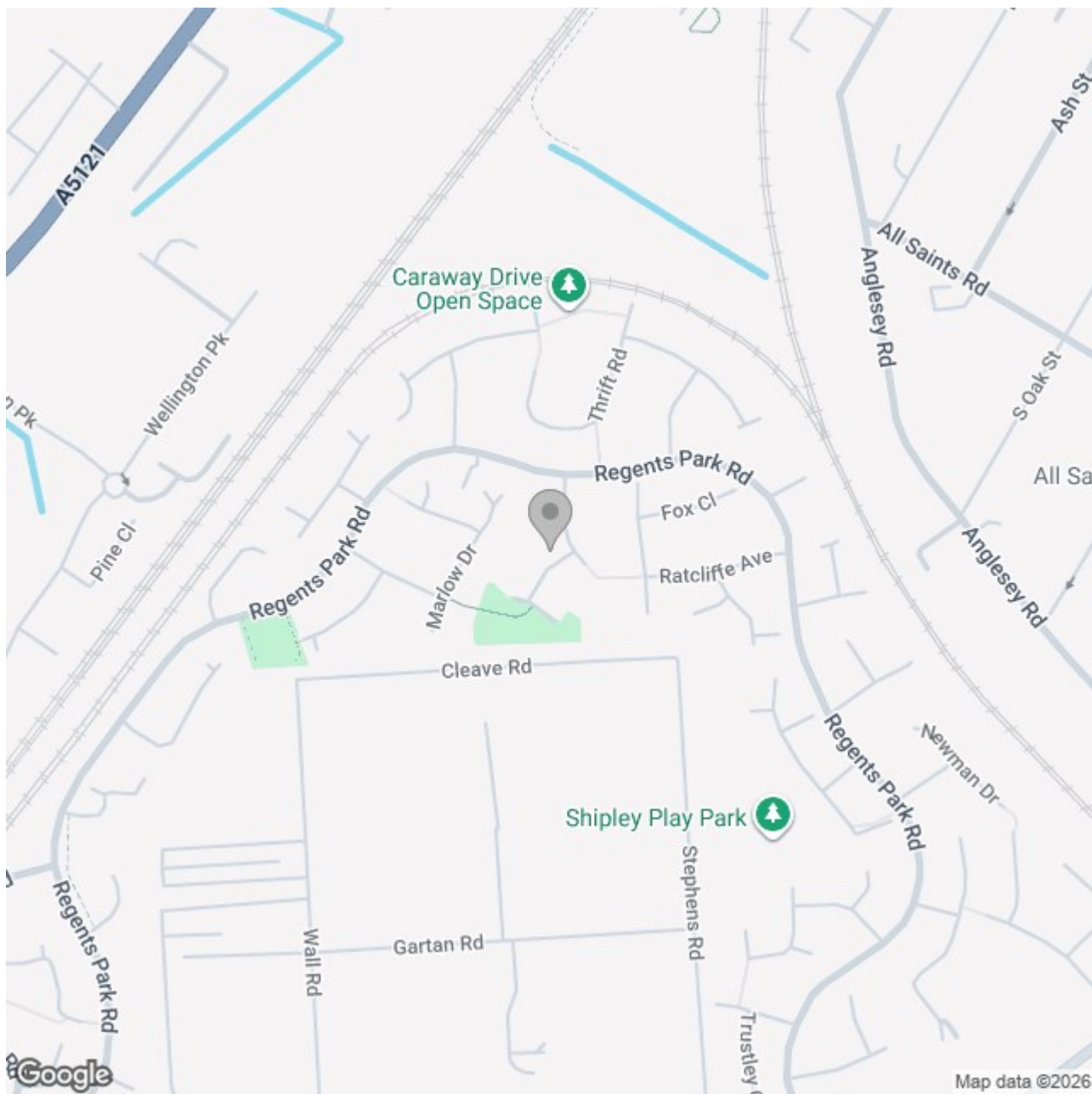
1379 ft²

(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.

GIRAFFE 360





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 	