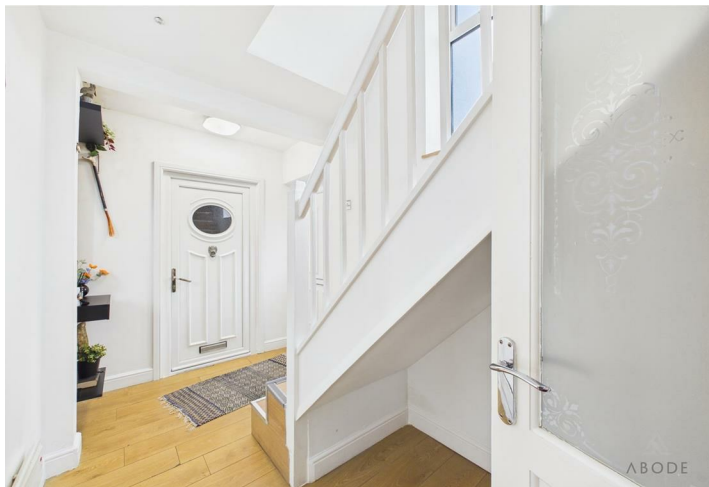






A well-presented and extended three-bedroom semi-detached home occupying an established position on Clays Lane in Branston. The property offers particularly versatile ground-floor accommodation, including a spacious living room, separate snug, kitchen diner and a useful ground-floor shower room. Upstairs are three bedrooms and a family bathroom, while a further storage room provides valuable additional space.



Accommodation

Ground Floor

The accommodation opens into a welcoming hallway with stairs rising to the first floor and access into the main living areas.

The living room provides a generous reception space, with plenty of room for a range of seating and furniture. A separate snug offers excellent flexibility as a second sitting room, home office or playroom.

To the rear, the kitchen diner forms a sociable everyday living space with room for a dining table and direct access outside. Completing the ground floor is a shower room, together with a substantial storage room offering useful additional space.

First Floor

The first-floor landing gives access to three bedrooms, including a good-sized master bedroom, together with two further bedrooms.

The accommodation is completed by the family bathroom.

Outside

The property benefits from established outside space, complementing the extended accommodation and providing a practical setting for a family home.

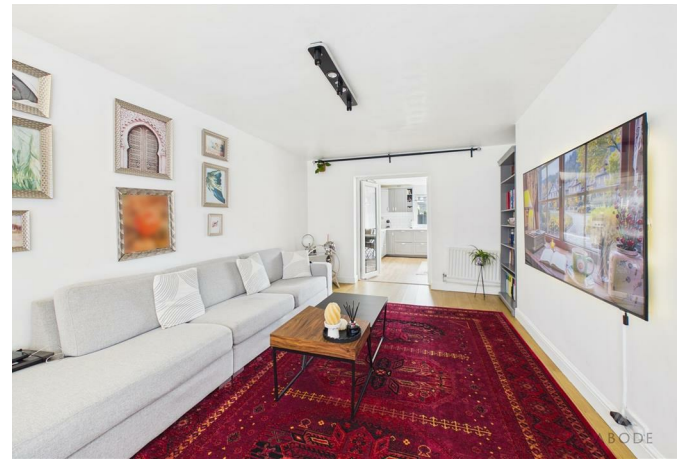
Location

Clays Lane is positioned within the popular village of Branston, offering convenient access to a range of local shops, schools and everyday amenities. The location is also particularly well placed for commuters, with the A38 providing straightforward



links towards Burton upon Trent, Lichfield, Derby and the wider Midlands road network.

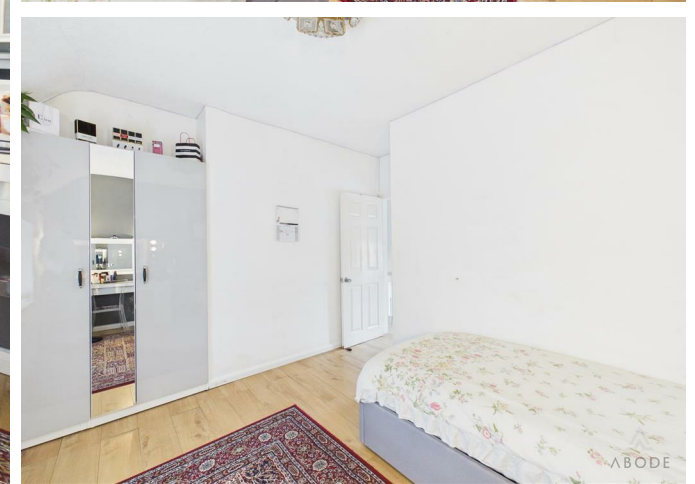




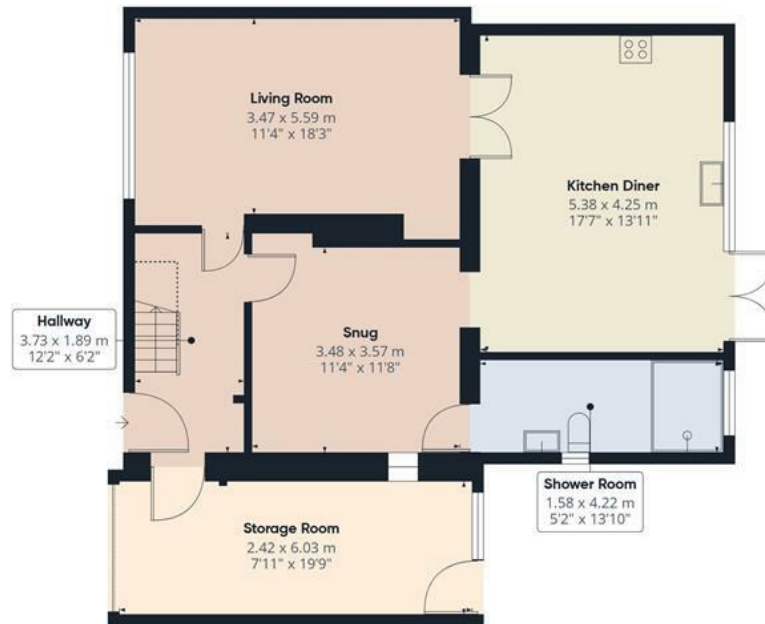












Floor 0



Floor 1

Approximate total area⁽¹⁾

120.4 m²

1295 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

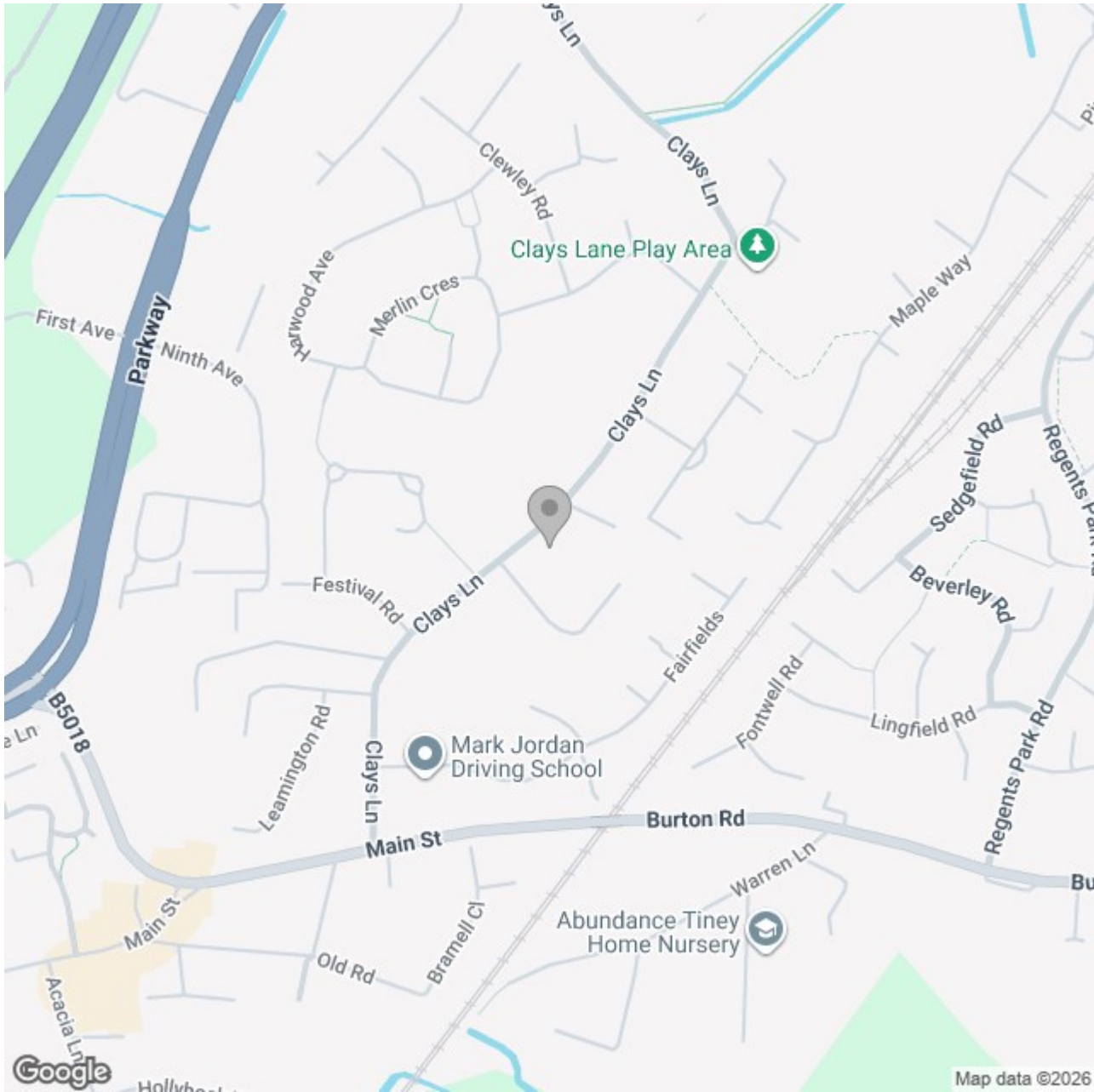
Reduced headroom

..... Below 1.5 m/5 ft

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
 