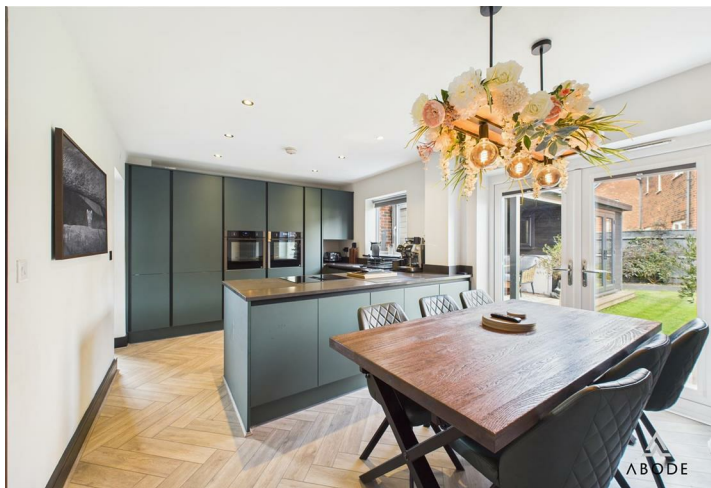






A modern four-bedroom detached family home located on the highly regarded Branston Leas development. The property offers spacious and versatile accommodation across two floors, with features including a dual-aspect living room, recently fitted open-plan kitchen diner, snug/playroom, four well-proportioned bedrooms, en-suite to the master, a detached home office, and a double detached garage with driveway. The landscaped rear garden with multiple seating areas provides an excellent space for entertaining.



## Accommodation

### Ground Floor

The property is entered via a front entrance door into a welcoming hallway with stairs rising to the first floor and access to a guest WC. To the right is a dual-aspect living room featuring a media wall with inset fire, and French doors leading to the rear garden. Across the hall is a versatile snug/playroom with windows to both the front and side elevations. To the rear of the home is an impressive open-plan kitchen diner, fitted with a range of modern units, integrated appliances, and French doors opening to the garden. A separate utility room provides additional storage and space for appliances, with an external side door.

### First Floor

The landing, with feature window to the front elevation, provides access to four well-proportioned bedrooms and a family bathroom. The master bedroom benefits from a walk-in wardrobe and a private en-suite shower room. Three further bedrooms are served by the family bathroom, which includes a panelled bath, separate shower cubicle, wash hand basin, and WC.

### Outside

To the front, the property has a double-width driveway providing off-street parking, leading to a detached double garage. The rear garden has been landscaped with a laid lawn, patio area ideal for outdoor dining, and raised beds. A particular



highlight is the detached home office/garden room, which is fully finished with power, lighting, and French doors to the garden—perfect for working from home or as a gym.

### Location

Situated within the Branston Leas development in Branston, the property enjoys excellent access to local amenities, including shops, schools, and healthcare services. The area is well connected by road, with convenient links to the A38 and A50, making it ideal for commuters to Derby, Lichfield,

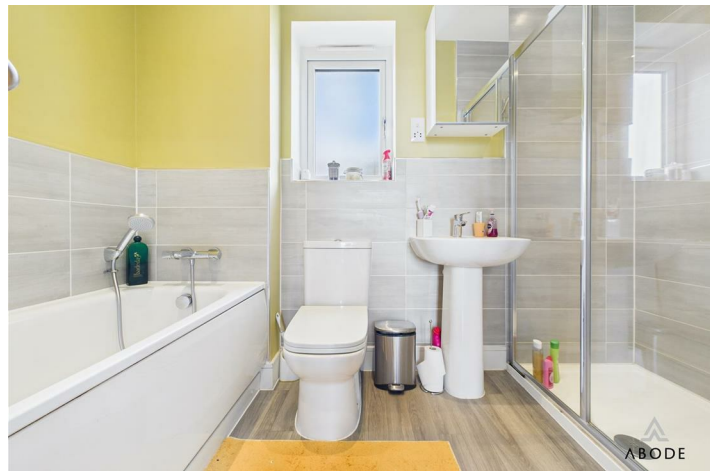






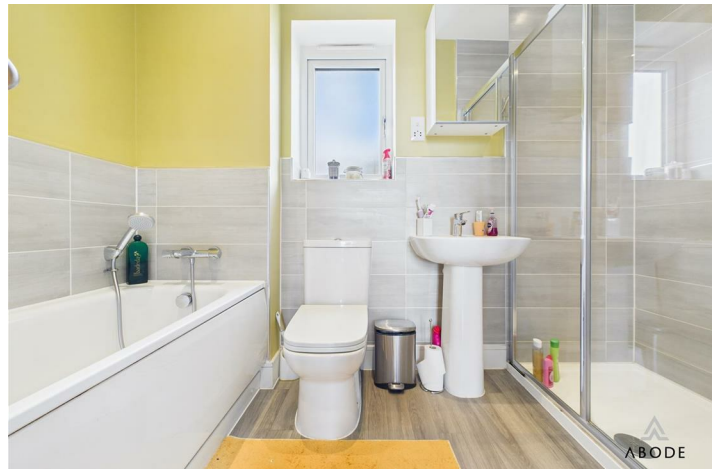
and beyond. The nearby Branston Water Park and green spaces provide opportunities for leisure and recreation, while Burton-upon-Trent town centre is only a short drive away, offering a wide selection of retail, dining, and entertainment facilities.

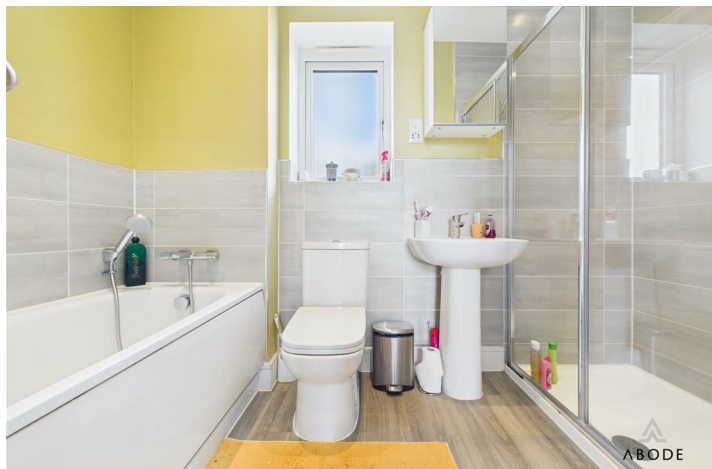


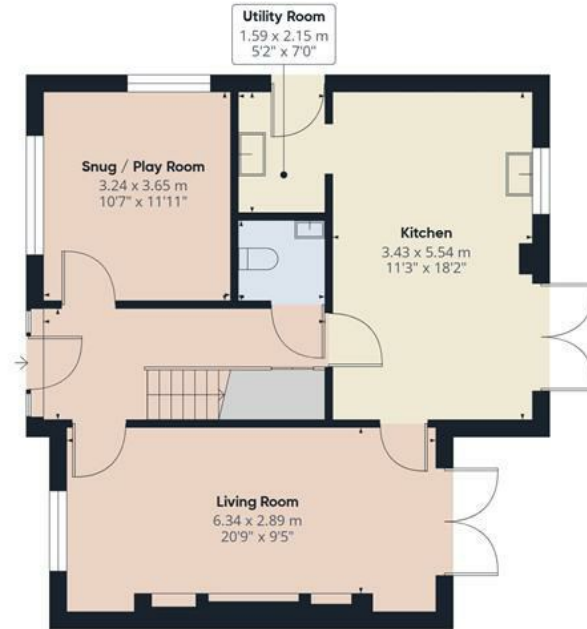




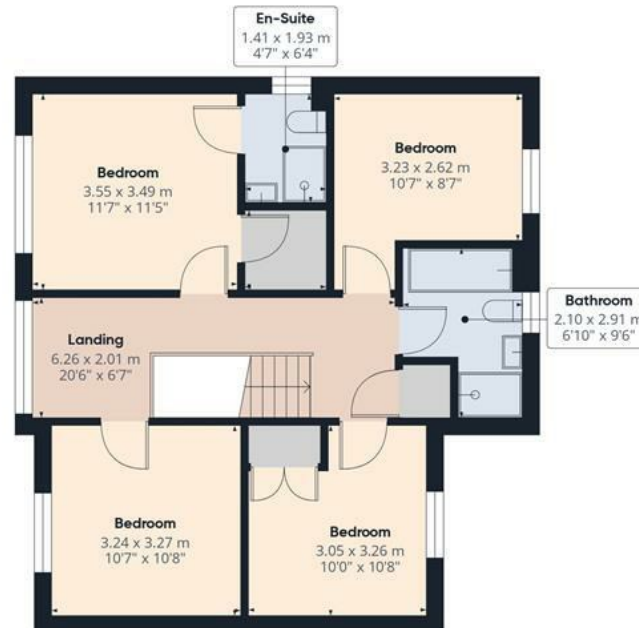








Floor 0 Building 1



Floor 1 Building 1

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

129.4 m<sup>2</sup>

1394 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.

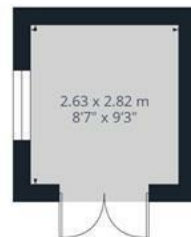
GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

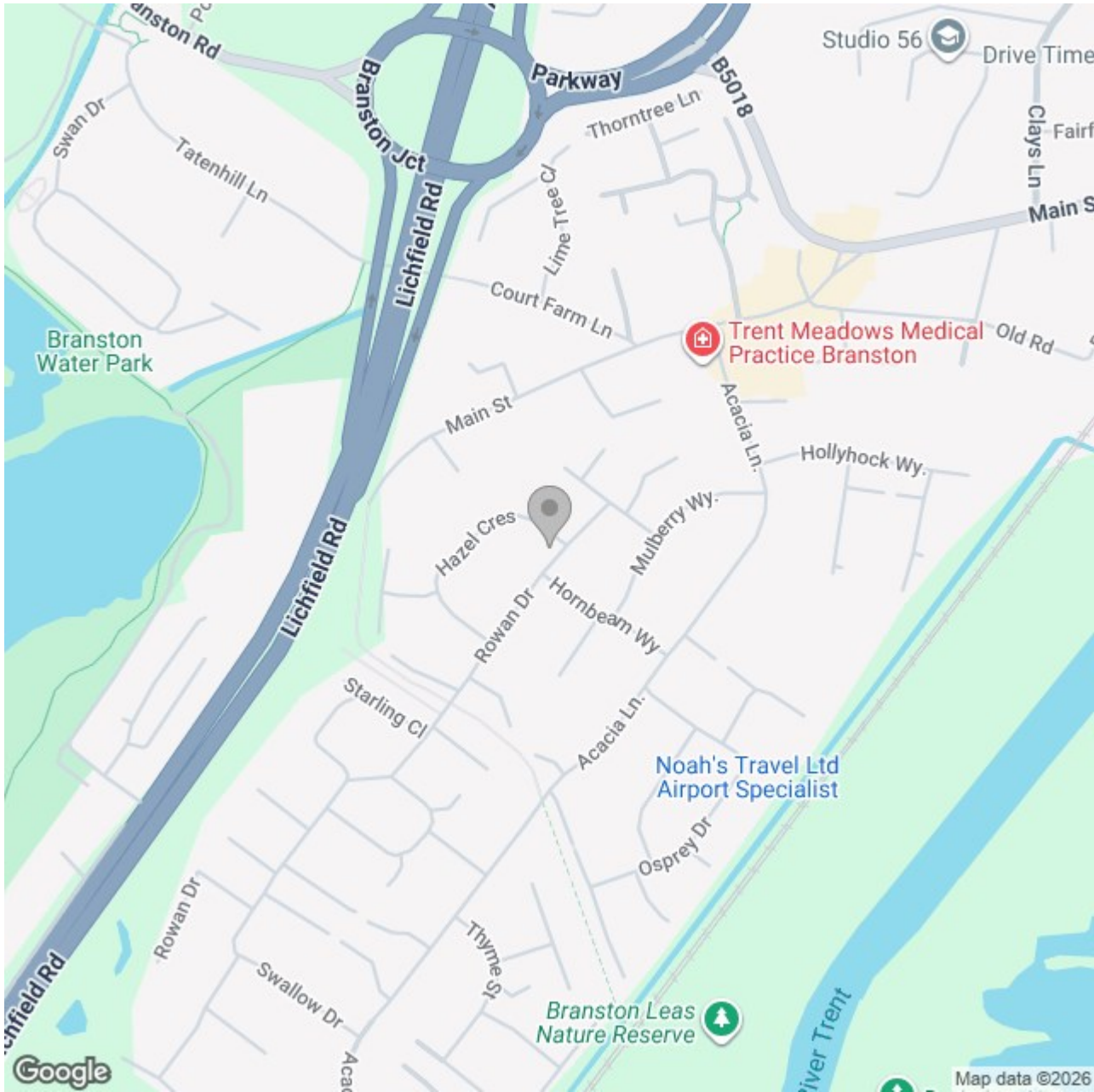
136.9 m<sup>2</sup>

1475 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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	