

Abbot Road, DE13 9FX  
Asking Price £280,000





**Stylish and Modern Detached Family Home in a Sought-After Location**  
This beautifully presented three-bedroom detached home is situated in a highly desirable modern development near Tatenhill, built by Taylor Wimpey Homes. Offering a stylish and contemporary interior, this property provides spacious accommodation designed for modern family living. The location is ideal, combining countryside surroundings with easy access to local amenities, transport links, and the highly regarded John Taylor Free School.



## Accommodation

Stepping inside, the welcoming entrance hallway leads to a bright and spacious lounge, which enjoys a front-facing aspect, creating a comfortable and inviting living space. The heart of the home is the impressive open-plan kitchen diner, which is fitted with an array of modern units and built-in appliances, including a double oven, hob with extractor, integrated fridge freezer, dishwasher, and washing machine. The dining area is perfect for entertaining, with French doors opening onto the rear garden, while a handy understairs storage cupboard adds practicality. A guest cloakroom with a WC and hand wash basin completes the ground floor.

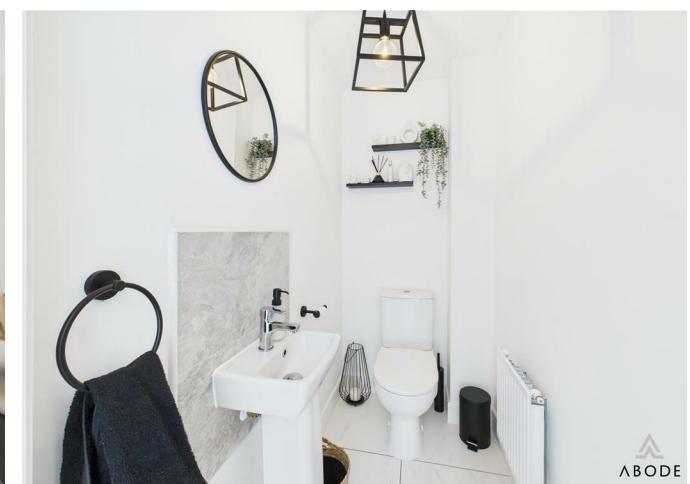
The first floor boasts three generously sized bedrooms, including a master suite with built-in wardrobes and an en-suite shower room fitted with a WC, hand wash basin, and shower enclosure. The two additional bedrooms are well-proportioned, offering versatility for family life, home working, or guest accommodation. The family bathroom is finished with a modern three-piece suite, featuring a WC, hand wash basin, and a bath with an overhead shower, complemented by stylish tiling.

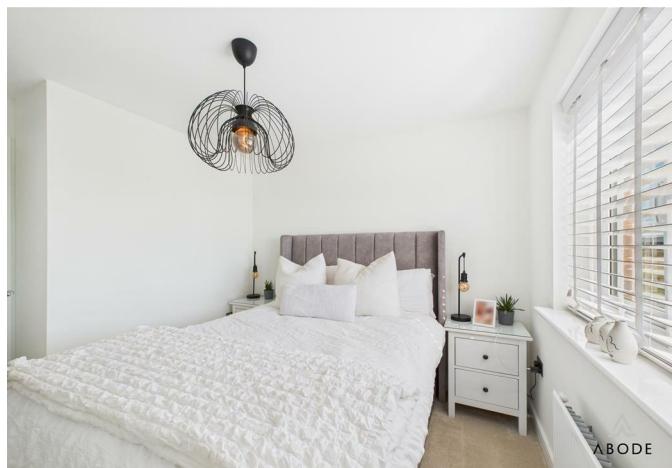
Outside, the property is set back from the road in a corner plot, providing excellent curb appeal. A double-length driveway leads to a single garage, offering ample parking. The landscaped rear garden has been designed for low maintenance with an artificial lawn and a paved patio area, making it an ideal space for outdoor dining and relaxation.

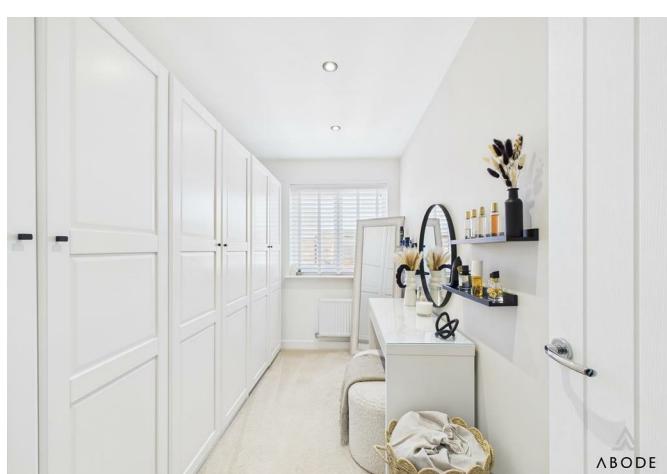


Located in the picturesque village of Branston, on the doorstep of the National Forest, this home enjoys the best of both worlds—stunning countryside walks and green spaces within easy reach, alongside excellent connectivity to local shops, schools, and travel networks. This exceptional home is move-in ready and offers everything you could need for modern family living. Arrange your viewing today!





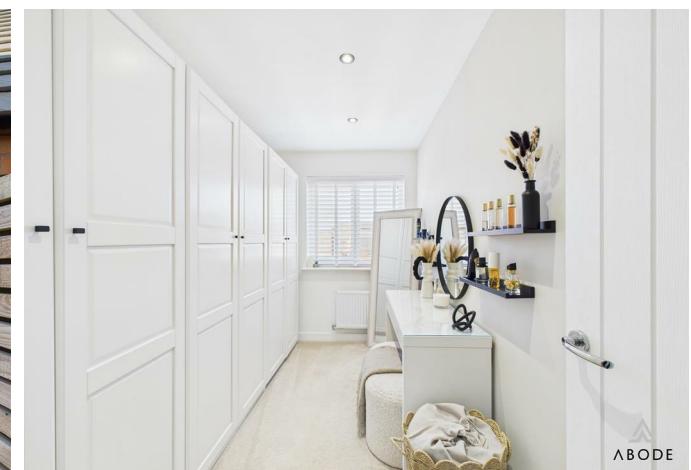




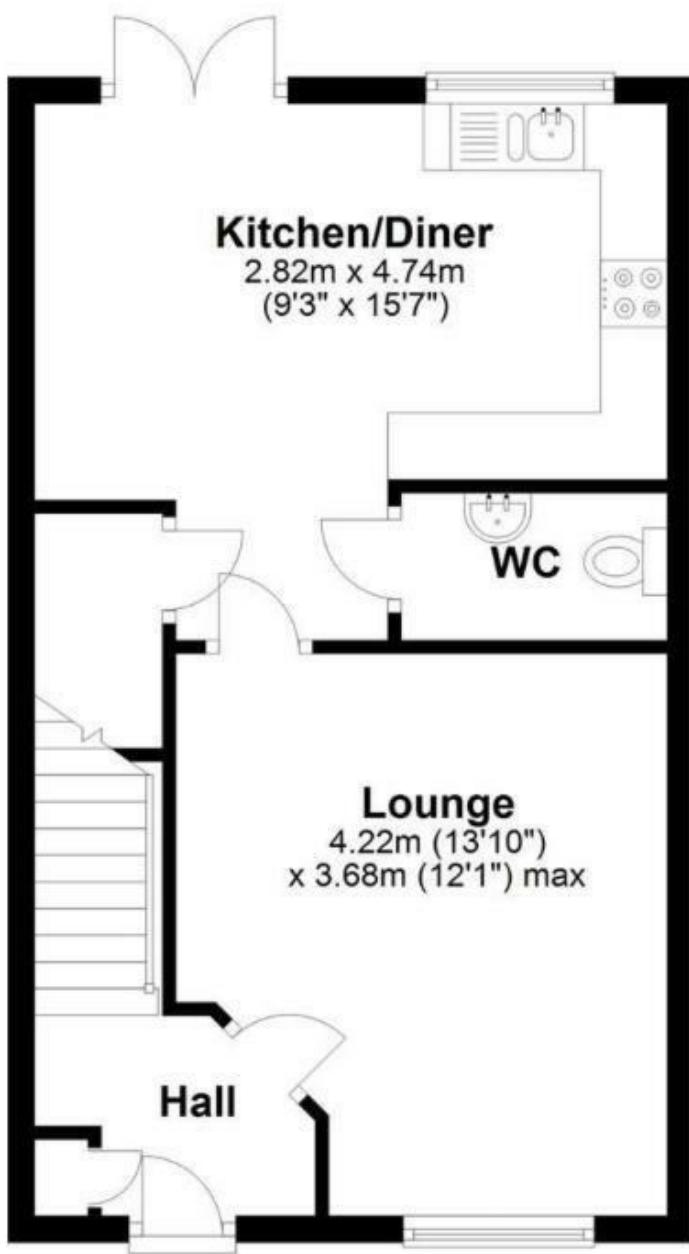


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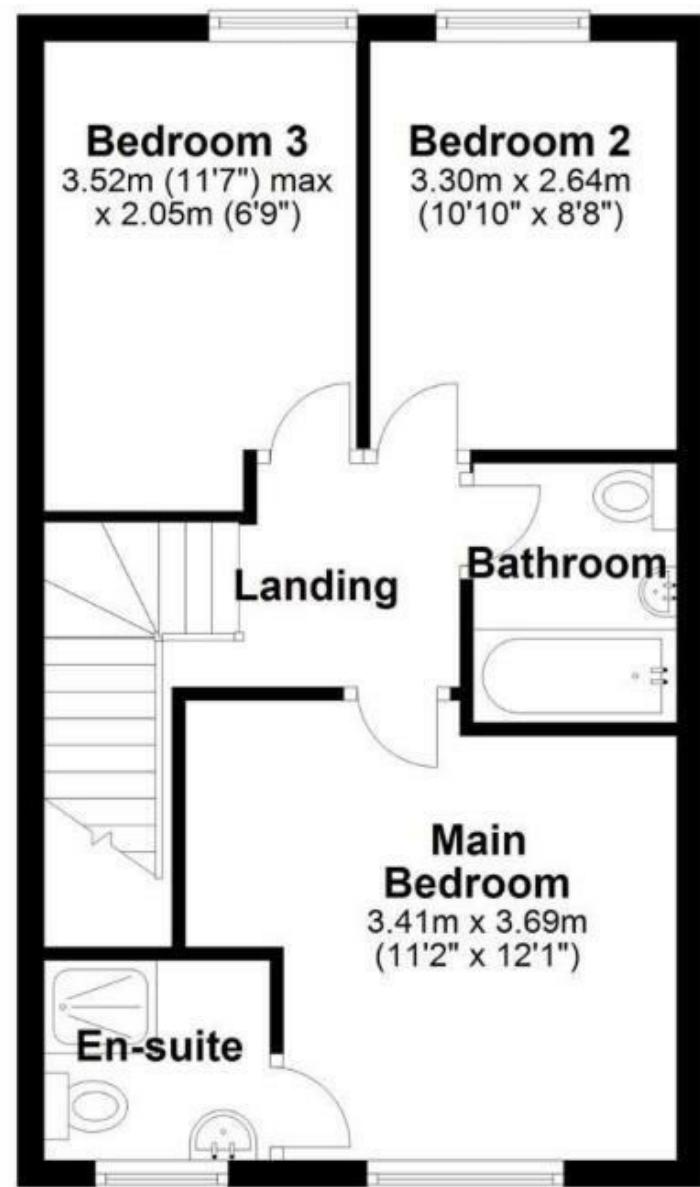




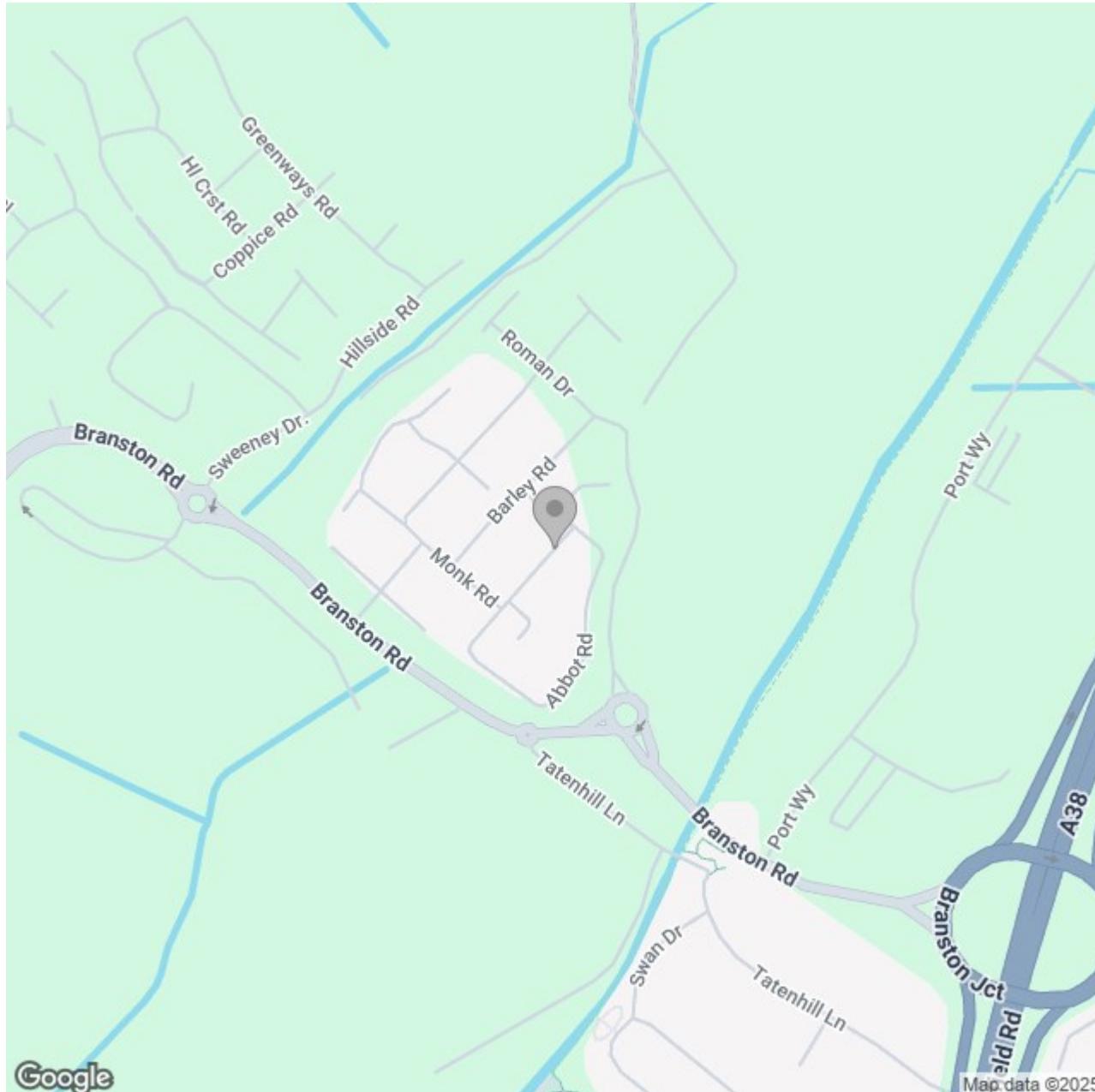
## Ground Floor



## First Floor







## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	