





Located in a popular residential area of Branston, Staffordshire, this well-proportioned two-bedroom semi-detached property offers practical living accommodation with the benefit of a driveway, garage and enclosed rear garden, making it suitable for first-time buyers, investors or those looking to downsize.



Accommodation

Ground Floor:

The property is entered via a front door into a hallway with access to a modern fitted kitchen positioned to the front elevation, featuring a range of blue wall and base units, tiled splash backs, integrated oven, gas hob and sink beneath the front window. To the rear, there is a spacious lounge diner with laminate flooring, space for living and dining furniture, and sliding patio doors that open onto the rear garden. Stairs from the lounge diner rise to the first floor.

First Floor:

The landing provides access to two bedrooms and a family bathroom. The main bedroom sits to the rear elevation with a second bedroom overlooking the front. The bathroom is fitted with a three-piece suite including a panelled bath with shower over, wash hand basin and low-level WC, with part wall tiling and a window providing natural light and ventilation.

Outside:

The front of the property offers a gravelled low-maintenance garden and a driveway providing off-street parking, leading to a garage with up-and-over door. To the rear, there is an enclosed garden laid mainly to lawn with a paved pathway, providing a private outdoor space suitable for entertaining or relaxing.

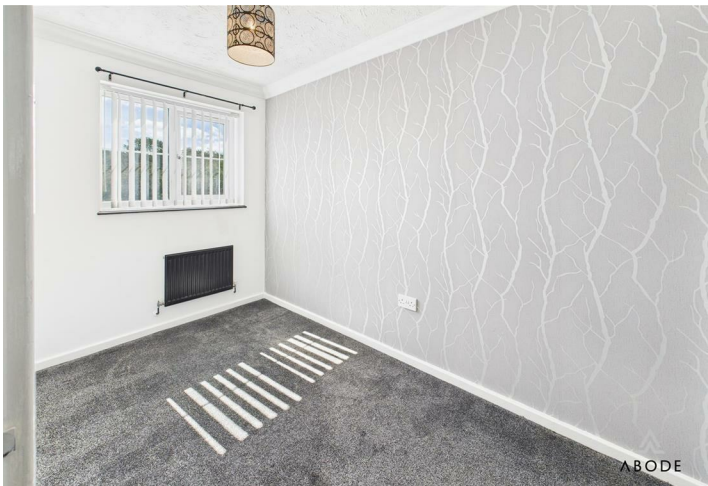
Location:

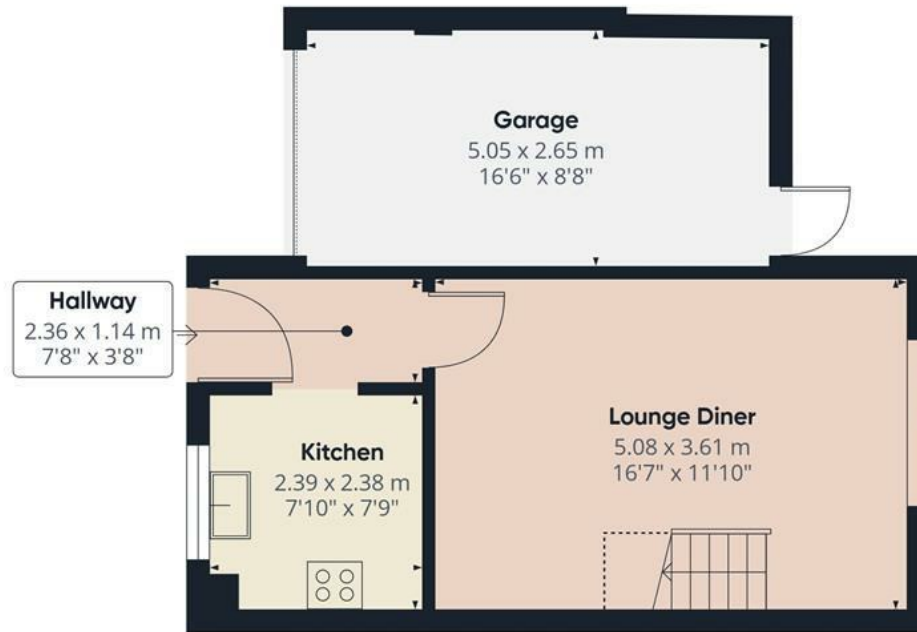
The property is well positioned for access to local amenities including shops, schools and public transport links, as well as the A38 for commuting



towards Burton town centre, Derby and further afield.







Floor 0



Floor 1

Approximate total area⁽¹⁾

64.4 m²

694 ft²

Reduced headroom

1.4 m²

15 ft²

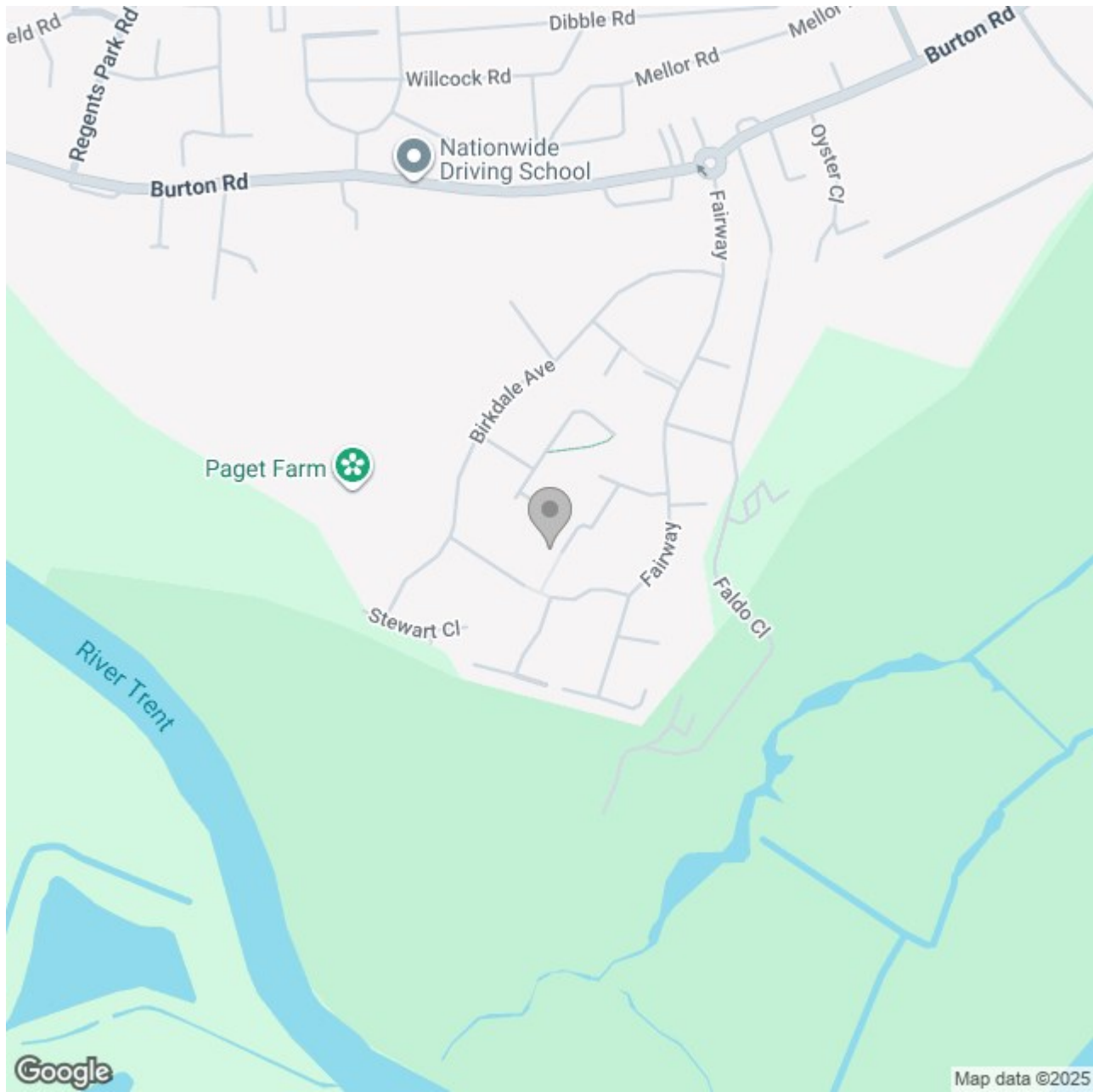
(1) Excluding balconies and terraces

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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 