Thorntree Lane, Branston, Burton-On-Trent, DE14 3FU

Nicholas Humphreys

Asking Price £239,950

NO UPWARD CHAIN – MODERN THREE-BEDROOM SEMI-DETACHED HOME – CUL-DE-SAC LOCATION – EN-SUITE MASTER BEDROOM – DRIVEWAY PARKING

Situated within a pleasant cul-de-sac on a modern residential development in the heart of Branston, this attractive three-bedroom semi-detached home offers spacious and practical accommodation, ideal for families and first-time buyers alike. The property features a welcoming entrance hallway, front-facing lounge with open-plan access to an inviting dining kitchen with French patio doors overlooking the rear garden, separate utility room and guest cloakroom.

To the first floor are three generously proportioned bedrooms, including a master bedroom with fitted wardrobes and en-suite shower room, together with a family bathroom.

Outside, the property benefits from a block-paved driveway providing parking for several vehicles and an enclosed lawned rear garden with patio area. Offered with no upward chain and vacant possession. Viewing highly recommended.

The Accommodation
The property is set back from the road behind a front forecourt garden, with a block-paved driveway extending along the side of the home, providing off-road parking for several vehicles. A double-glazed front entrance door opens into a welcoming reception hallway, with a staircase rising to the first-floor accommodation and an internal door leading through to the principal reception room.

The lounge is positioned to the front aspect of the home and provides a comfortable living space, finished with laminate flooring, radiators and a useful understairs storage cupboard. Open-plan access leads through to the dining kitchen, creating a practical and sociable arrangement for modern family living.

The dining kitchen is a particularly inviting feature of the home, offering ample space for a family dining table, with double-glazed French patio doors opening directly onto the enclosed rear garden. The kitchen area is fitted with a comprehensive range of base cupboards and matching eye-level wall units, complemented by preparation work surfaces, a built-in oven and gas hob, together with space for an upright fridge freezer. Double radiators provide heating, whilst an internal door leads through to the separate utility room.

The utility room provides additional space for freestanding domestic appliances, with a double-glazed rear entrance door giving access to the garden. A further door leads through to the guest cloakroom, fitted with a WC and hand wash basin, together with a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

To the first floor, the landing provides access to the loft space, with a radiator and internal doors leading off to the three bedrooms and family bathroom.
The master bedroom offers a generously proportioned double bedroom, benefiting from a built-in double wardrobe, additional over stairs storage cupboard and radiator. A private door leads through to the en-suite shower room, fitted with a white suite comprising WC, hand wash basin and shower enclosure with electric shower, complemented by a heated towel rail and uPVC double-glazed window.

There are two further well-proportioned bedrooms, both positioned to the rear aspect of the property and enjoying views over the enclosed rear garden. The larger second bedroom also benefits from built-in wardrobes, providing useful additional storage.
Centrally positioned within the first-floor accommodation is the family bathroom, fitted with a white suite comprising WC, hand wash basin and panelled bath with mixer shower attachment. Additional features include a heated towel rail, shaver point and uPVC double-glazed window to the side elevation.

Outside, the property benefits from a block-paved driveway extending along the side of the home, providing off-road parking for several vehicles. Gated pedestrian access leads through to the enclosed rear garden, which is predominantly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining. The garden is enclosed by fenced boundaries, providing a practical outdoor space for family enjoyment.

The property is offered for sale with no upward chain and vacant possession, presenting an excellent opportunity for purchasers seeking a modern three-bedroom home within a popular residential location in Branston.
All viewings are strictly by appointment only.

Hallway

Lounge
4.85m max x 3.71m max (15'11 max x 12'2 max)

Kitchen Diner
4.75m x 3.18m (15'7 x 10'5)

Utility Room
1.83m x 1.57m (6'0 x 5'2)

Guest WC

Bedroom One
3.73m max x 3.61m max (12'3 max x 11'10 max)

Bedroom Two
3.15m x 2.74m (10'4 x 9'0)

Bedroom Three
3.43m max x 1.91m (11'3 max x 6'3)

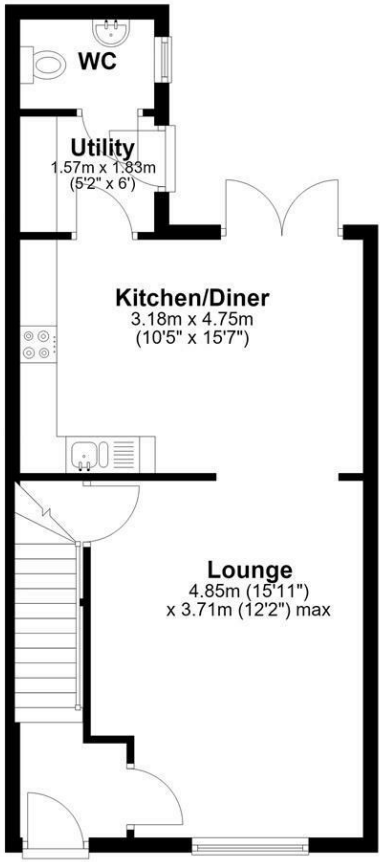
Bathroom
1.88m x 1.57m (6'2 x 5'2)

Awaiting EPC
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

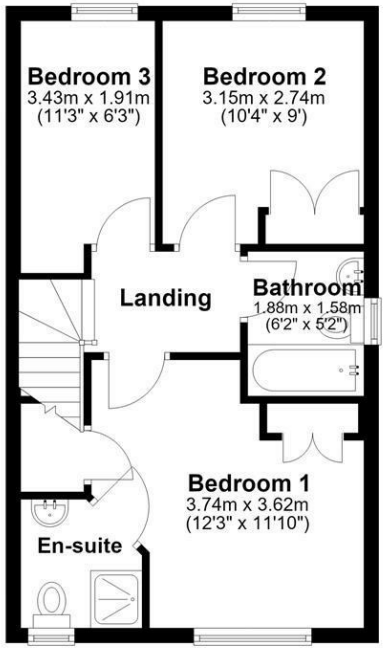
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

ideal

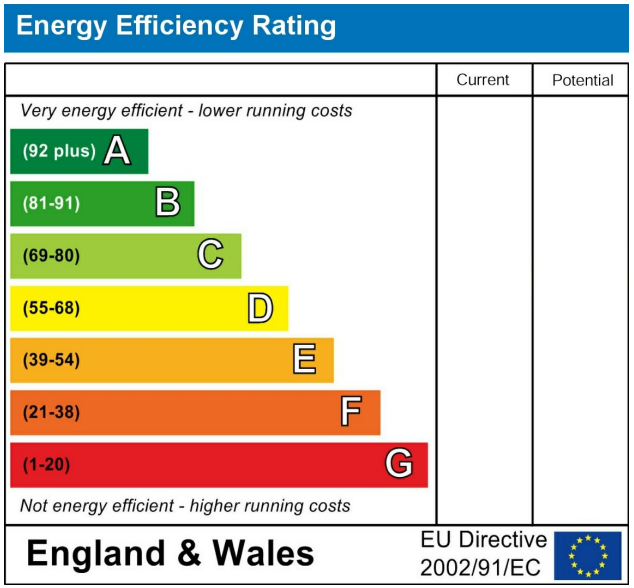
Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas **Council Tax Band C** **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme