



**** Modern Semi Detached ** Two Double Bedrooms ** Popular New Estate ****

A modern semi-detached home on the popular Branston Leas development, ideally located in Thyme Street, Branston. The property features a welcoming hallway, guest cloakroom, front-facing lounge, and a stylish open-plan kitchen-diner with French doors to the rear garden.

The first floor offers two spacious double bedrooms and a contemporary bathroom. Outside, there is a double-width driveway and an enclosed rear garden with patio and lawn. Benefiting from gas central heating and UPVC double glazing, the home is close to local amenities and provides easy access to the A38. Viewings are strictly by appointment.

The Accommodation

Located within the sought after Branston Leas development, this modern semi-detached residence in Thyme Street, Branston, offers well-presented and versatile accommodation ideal for first-time buyers or a growing family. The property is approached via a double-width driveway and entered through a front door into a welcoming reception hallway, where access is given to a guest cloakroom with WC and hand wash basin.

A further door leads into the front-facing lounge, which features a UPVC double-glazed window, stairs to the first floor, and a useful under-stairs storage cupboard. At the rear, the open-plan kitchen-diner provides a bright and social space, fitted with a wide range of gloss-fronted base and wall units, stainless steel sink, built-in oven with four-ring gas hob and extractor above, concealed fridge-freezer, and plumbing for a washing machine. There is ample space for a dining table, and French patio doors open out onto the enclosed rear garden.

To the first floor, the home offers two generous double bedrooms, the master with fitted double wardrobes and a centrally positioned bathroom, fitted with a white three-piece suite, including a panelled bath with thermostatic shower tap over, fitted glass screen, pedestal hand wash basin, and low-level WC, complemented by tiled surrounds and a UPVC double-glazed window to the side elevation.

Externally, the rear garden enjoys a paved patio area, lawn, and fenced boundaries, with gated side access from the driveway. The property benefits from gas central heating via a combination boiler and UPVC double glazing throughout.

Situated within easy reach of Branston's amenities, including a bakery, convenience store, and excellent access to the A38 for wider commuting, this home is available to view strictly by appointment only.

Hallway

Guest Cloakroom

Lounge

14'7 x 9'8 min

Kitchen Diner

15'0 x 8'5

Rear Bedroom

15'0 x 8'6

Front Bedroom

15'0 x 8'1

Bathroom

6'2 x 6'2

Driveway & Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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

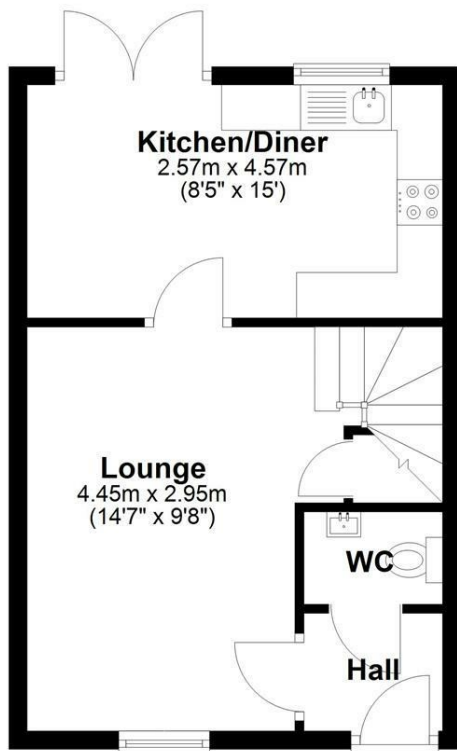
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.

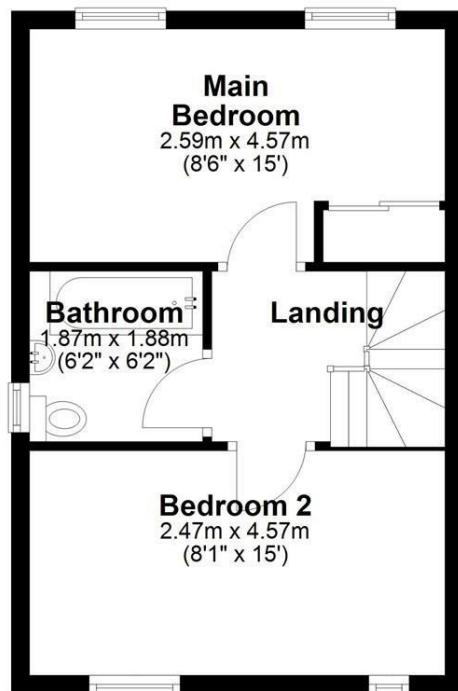




Ground Floor



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	



Council Tax Band B Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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, Branstons Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo 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>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN