



Clays Lane, Branston, Burton on Trent, DE14 3HT

Nicholas
Humphreys

£250,000

**** Extended Semi Detached ** Four Double Bedrooms ** Rear Driveway & Garage ** Corner Plot ****

A spacious semi-detached family home occupying a generous corner plot in the heart of Branston. Offering versatile accommodation including four double bedrooms, a ground floor bedroom and shower room, two reception areas, conservatory, and a high-spec fitted kitchen with integrated appliances.

Externally, the property benefits from a driveway, single garage, established front and rear gardens with decking, and side gated access. Ideally located close to local amenities and with easy access to the A38.



The Accommodation

A semi-detached family home occupying a generous corner plot within a popular residential location in the heart of Branston, offering versatile accommodation including a ground floor bedroom and shower room.

A side UPVC double-glazed entrance door leads into an enclosed porch of full UPVC construction, with an internal oak door opening into the main reception hallway. The hallway features laminate flooring, a staircase rising to the first floor, and a useful built-in storage cupboard.

A door leads through into the open-plan lounge diner. The lounge area offers laminate flooring, a UPVC double-glazed window, and a double radiator, opening through into the dining area which continues the laminate flooring, and benefits from double-glazed sliding patio doors leading into the conservatory.

The conservatory, of UPVC double-glazed construction, provides a pleasant additional sitting space overlooking the rear garden, with French patio doors opening out onto the decking area and garden beyond.

The kitchen, positioned on the front aspect, is well appointed with a wide selection of gloss-fronted base cupboards and drawers, matching eye-level wall units, and a breakfast bar. Integrated appliances include a double oven, five-ring gas hob with extractor hood above, concealed dishwasher, concealed washing machine, full-size fridge and separate freezer. Finished with ceramic tiled flooring, double radiator, a useful understairs storage cupboard, and a UPVC double-glazed window to the front elevation.

Concluding the ground floor is a double bedroom positioned on the rear aspect, with UPVC double-glazed window and single radiator, along with a modern ground floor shower room fitted with a three-piece white suite comprising WC, hand wash basin, and corner shower enclosure, with complementary tiling to walls and floor and a UPVC double-glazed window.

To the first floor, a spacious landing with a built-in storage cupboard gives access to three further double bedrooms, the main bedroom enjoying an attractive outlook over the rear garden. The family bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and P-shaped shower bath with shower over, tiling to walls, and a cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system.

Externally, the property is set back from the road with an established front lawn garden. To the rear is a driveway providing off-road parking, leading to a single garage. The enclosed rear garden offers a combination of decking areas and lawn with fenced boundaries and a side gated access leading back to the front of the home.

The property is conveniently located close to the centre of Branston, within easy reach of local shops, schools, and amenities, and offers excellent commuter access to the A38 and surrounding road networks.

All viewings strictly by appointment only.

Porch & Hallway

Lounge

5.33m max x 2.95m min (17'6 max x 9'8 min)

Dining Room

3.25m x 2.62m (10'8 x 8'7)

Kitchen

3.71m max x 3.43m (12'2 max x 11'3)

Conservatory

3.05m x 2.59m (10'0 x 8'6)

Bedroom Ground Floor

3.48m x 3.20m (11'5 x 10'6)

Shower Room

First Floor

Bedroom One

4.01m max x 3.07m (13'2 max x 10'1)

Bedroom

4.52m x 2.26m min (14'10 x 7'5 min)

Bedroom

4.01m x 2.77m (13'2 x 9'1)

Bathroom

3.45m x 1.55m (11'4 x 5'1)

Property construction: Standard

Parking: Drive & Garage

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

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding 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



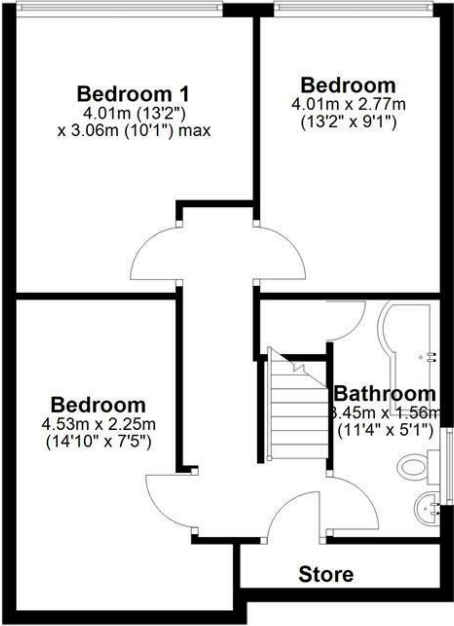




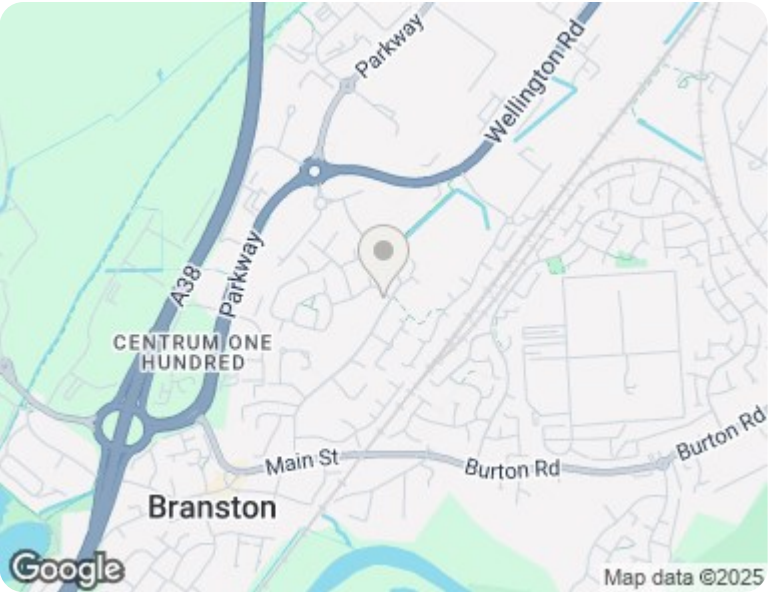
Ground Floor




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		
(81-91) B		
(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, Branston 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>

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