Osprey Drive, Branston, Burton-On-Trent, DE14 3RQ

Offers Over £210,000

Open House
estate agents

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Offered with no upwards chain, this is a well presented two bedroom end terrace home with one particularly rare advantage: two separate enclosed gardens. With considerably more outdoor space than is normally associated with a property of this type, the home is an excellent choice for first time buyers, couples, young families or anyone who enjoys gardening and outdoor entertaining.

The accommodation includes an entrance hall, guest WC, comfortable living room and contemporary dining kitchen with French doors opening onto the first garden. Upstairs are two well proportioned bedrooms and a modern bathroom. Driveway parking for two vehicles completes this appealing home.

Location

Osprey Drive forms part of a popular modern development in Branston, offering convenient access to local shops, schools, medical facilities and everyday amenities. Burton upon Trent town centre, the railway station and surrounding road links are also within easy reach, while nearby countryside provides opportunities for walking and outdoor recreation.

Entrance Hall

The front door opens into a bright and welcoming entrance hall with wood effect flooring, a radiator and doors leading to the guest WC and living room.

Guest WC

A useful ground floor cloakroom fitted with a WC and wash basin. The room has modern tiled finishes and a radiator.

Living Room
The comfortable living room provides plenty of space for a range of seating and occasional furniture. A window allows natural light into the room, while wood effect flooring creates a practical and attractive finish. The staircase rises from the room to the first floor.

Dining Kitchen
Positioned across the rear of the property, the contemporary dining kitchen is fitted with a range of grey wall and base units, complemented by work surfaces and tiled flooring. There is an integrated oven, gas hob and extractor, together with space for further appliances. The room offers ample space for a dining table, making it equally suitable for everyday meals and entertaining. French doors provide a pleasant outlook and open directly onto one of the gardens.

First Floor Landing
The landing provides access to both bedrooms and the bathroom.

Bedroom One
A well proportioned principal bedroom with space for a double bed and additional bedroom furniture. A window provides plenty of natural light and offers an outlook over the surrounding development.

Bedroom Two
The second bedroom is another useful and versatile room, currently arranged as a child's bedroom.

Bathroom
The modern bathroom is fitted with a white suite comprising a panelled bath with shower above, WC and pedestal wash basin. Grey wall tiling and a heated towel rail complete the room.

Outside
The outdoor space is the defining feature of this home. Rather than a single garden, the property benefits from two separate enclosed gardens, providing excellent flexibility for relaxing, entertaining, gardening and family life.

The garden accessed directly from the dining kitchen is mainly laid to lawn, with fenced boundaries, established borders, space for outdoor seating and a useful garden shed. It creates a private and manageable extension of the indoor living space.

The second garden accessed via the side entrance provides an additional paved entertaining area with a covered seating space, ideal for outdoor dining and summer gatherings. Beyond the terrace is a long lawn offering space for children to play, further planting, vegetable beds or additional seating. Having two distinct outdoor areas allows one garden to be used for entertaining while retaining the other for play, gardening or quiet relaxation.

To the front, the property benefits from driveway parking for two vehicles.

Additional Property Information
An estate management charge applies. The amount and payment arrangements should be confirmed through the seller's legal representative.

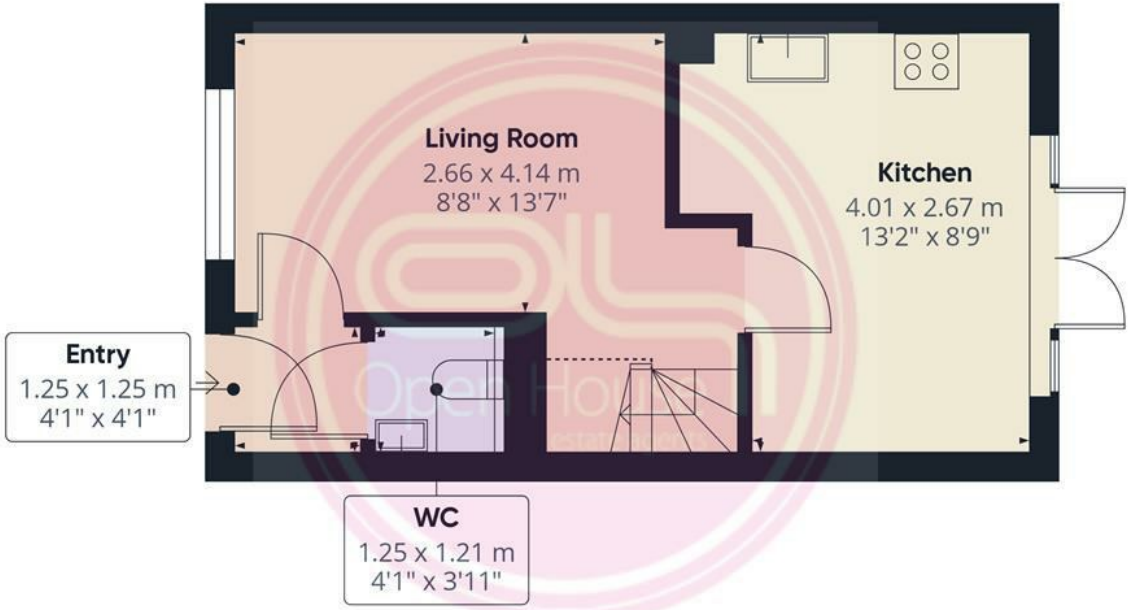
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

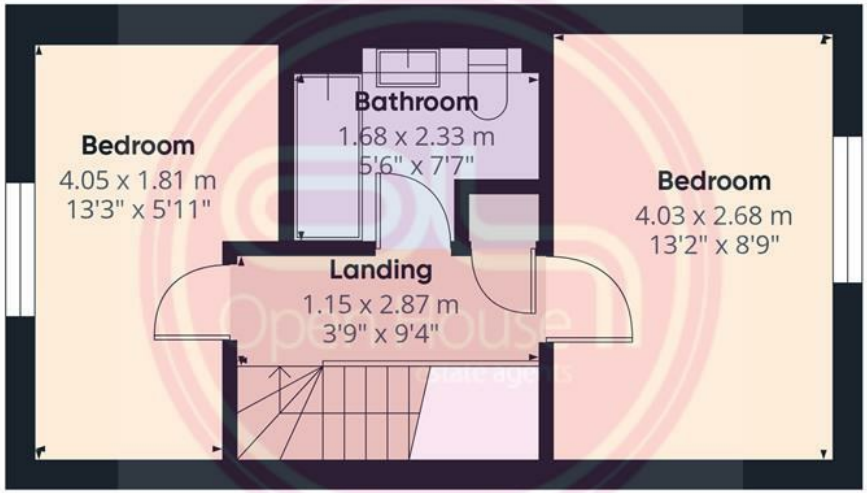
Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

Oh Deer!



Floor 0



Floor 1

GLA[1]

67.06 m²

721.87 ft²

Total

67.06 m²

721.87 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

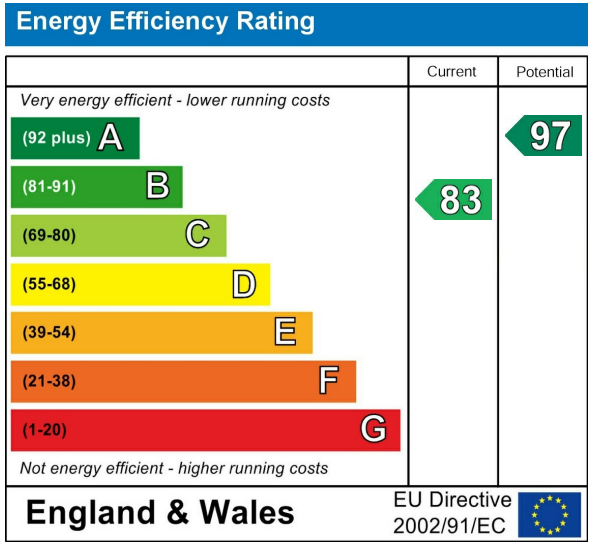
Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East Staffordshire

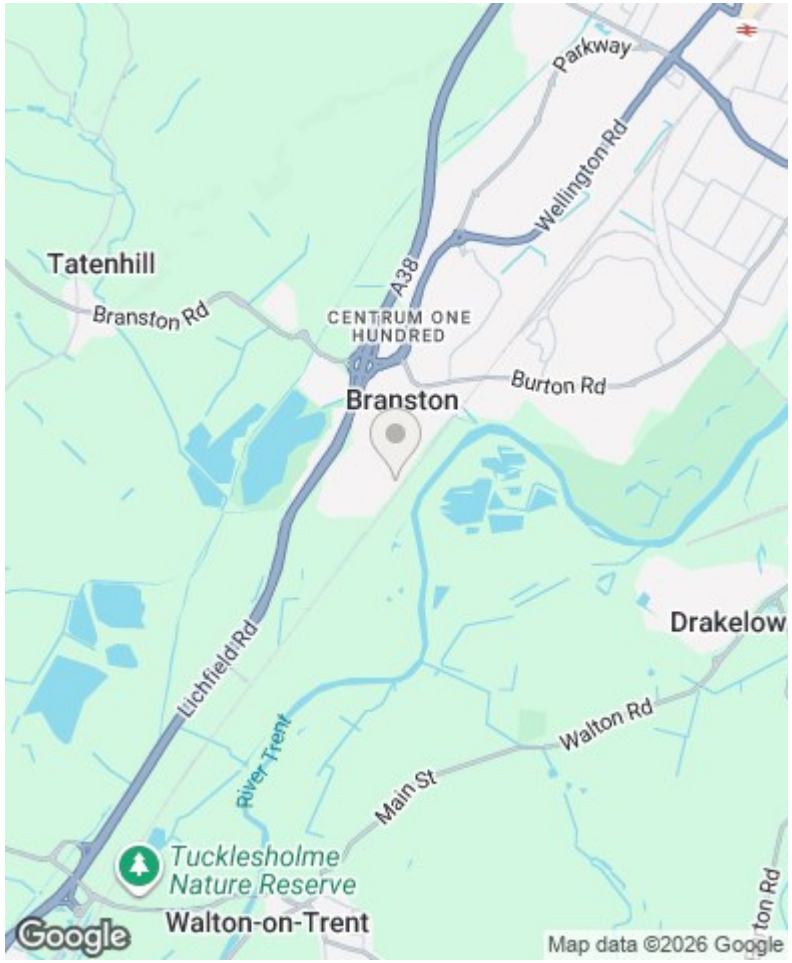
TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- TWO SEPARATE ENCLOSED GARDENS (REAR AND SIDE)
- NO CHAIN
- SPACIOUS AND NATURALLY BRIGHT LIVING ROOM
- CONTEMPORARY DINING KITCHEN WITH FRENCH DOORS
- TWO DOUBLE BEDROOMS
- MODERN FIRST FLOOR BATHROOM PLUS DOWNSTAIRS WC
- DRIVEWAY PARKING FOR TWO VEHICLES
- POPULAR MODERN DEVELOPMENT CLOSE TO LOCAL AMENITIES
- NEARBY PRIMARY AND SECONDARY SCHOOLS



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