





Fairfields, Branston, DE14 3PE

£225,000





Open House
estate agents

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£225,000

Situated on the sought after Fairfields development in Branston, this beautifully presented two bedroom mews style home was built by Peveril Homes to their popular Attenborough design.

The heart of the property is the impressive open plan kitchen, dining and living area, providing a spacious and versatile setting for everyday living and entertaining. Upstairs are two generous double bedrooms, with the main bedroom benefiting from its own en-suite shower room, together with a modern family bathroom.

Outside, the property offers an enclosed, low maintenance rear courtyard and a private driveway and car-port to the front. With convenient access to the A38, local amenities and well-regarded schools, this is an excellent option for first time buyers, couples and small families.

Entrance Hall
The property is entered through a modern front door with adjoining glazed panel, allowing plenty of natural light into the welcoming entrance hall. Wood effect flooring continues through to the ground floor accommodation, with doors leading to the cloakroom WC and open plan living space.

Open Plan Kitchen, Dining And Living Area
A particularly impressive open plan space extending across the ground floor and providing clearly defined areas for cooking, dining and relaxing. The contemporary kitchen is fitted with an extensive range of dark blue shaker style units, complemented by








brass effect handles and wood effect work surfaces. There is a built-in oven, gas hob, stainless steel extractor, sink unit, under-cabinet lighting and additional tall storage. Washing appliances are housed upstairs in the utility cupboard. Alongside the kitchen is ample room for a family dining table, while the generous living area provides space for a large suite and further furniture. A wide window draws plenty of natural light into the room, with access provided to the rear courtyard. Stairs rise from the open plan living area to the first floor.

Cloakroom WC
Fitted with a contemporary white suite comprising a WC and wash hand basin, complemented by neutral flooring and a contrasting feature wall.

First Floor Landing
The landing provides access to both bedrooms and the family bathroom, together with a useful utility cupboard housing appliances.

Main Bedroom
A well-proportioned double bedroom with a large window providing plenty of natural light. The room offers space for bedside furniture and has fitted wardrobes, with a door leading to the private en-suite shower room.

En-Suite Shower Room
Fitted with a modern white suite comprising a shower enclosure, WC and pedestal wash hand basin. The room is finished with contemporary tiling and a chrome heated towel rail.

Bedroom Two
A particularly generous second double bedroom, currently arranged to provide both sleeping and home office space. A wide window provides plenty of natural light and the room offers ample space for freestanding furniture.

Family Bathroom
The modern family bathroom is fitted with a white suite comprising a panelled bath with shower and glass screen, WC and pedestal wash hand basin. Contemporary tiling and a chrome heated towel rail complete the room.

Outside
To the front is a neatly arranged frontage with artificial lawn, decorative planting and a block paved driveway next a car-port. The enclosed rear courtyard has been designed for ease of maintenance, with a small paved area and the remainder laid with decorative gravel. Timber fencing provides the boundary and there is space for outdoor seating, pots and a storage shed.

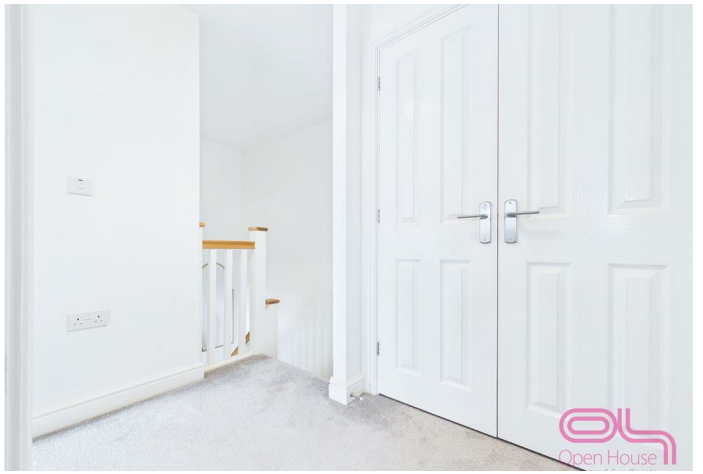
Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained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

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

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.





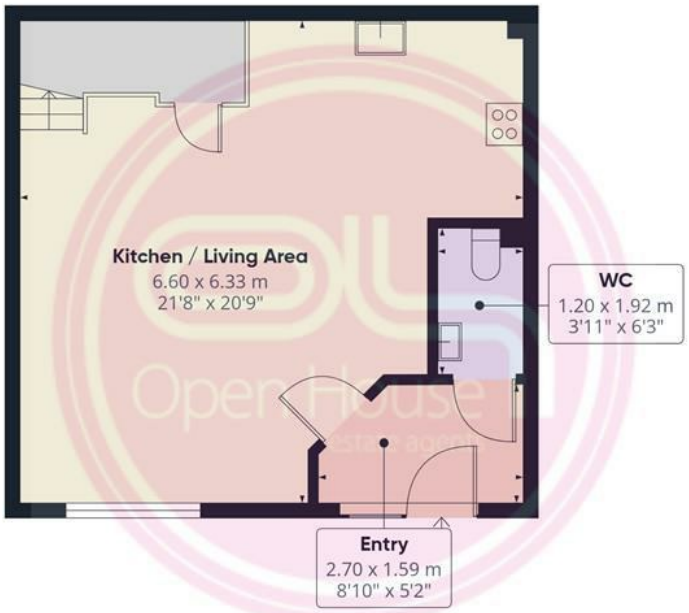












Floor 0



Floor 1

E S N W

GLA(1)

91.81 m²

988.27 ft²

Total

91.81 m²

988.27 ft²

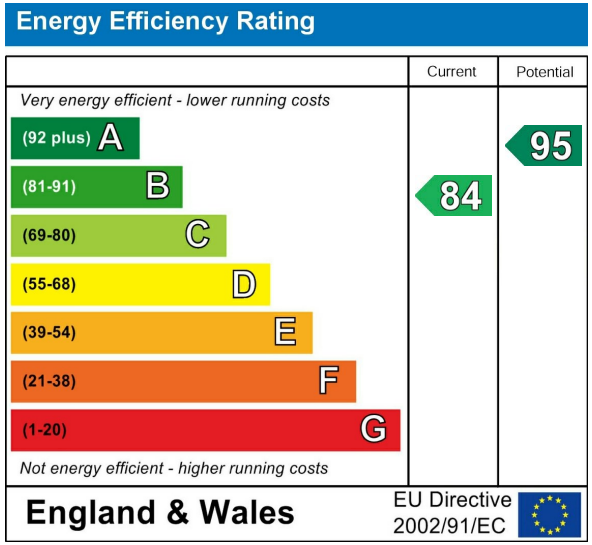
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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

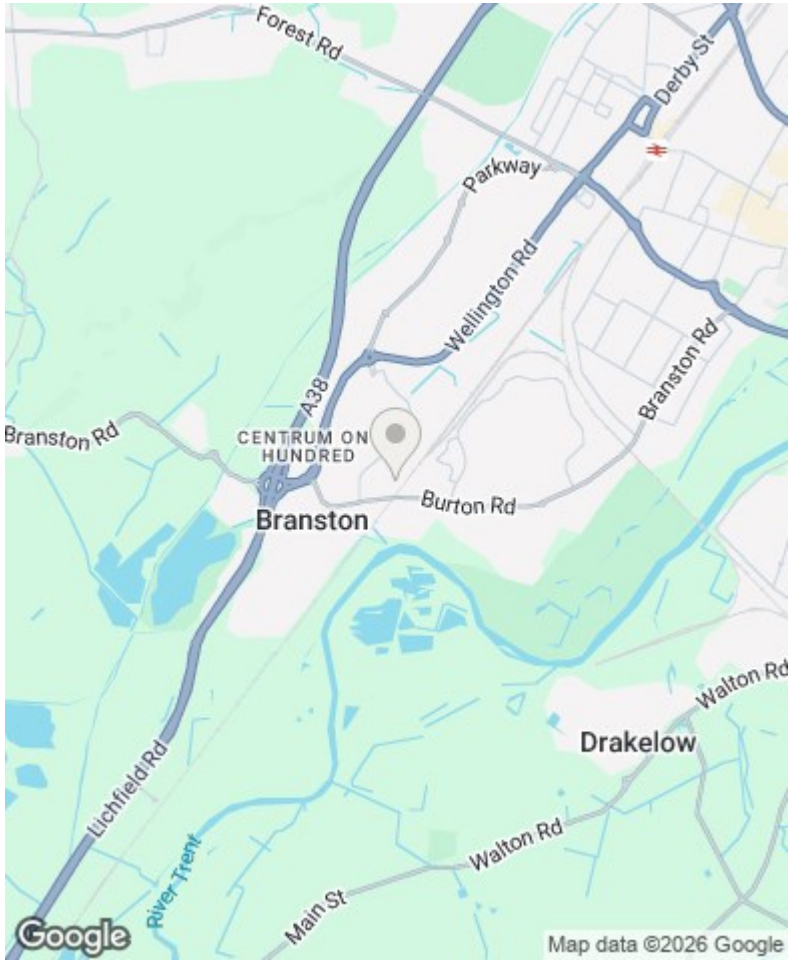
TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Beautifully Presented Modern Mews Home
- Two Double Bedrooms
- Impressive Open Plan Kitchen, Dining And Living Area
- Main Bedroom With En-Suite Shower Room
- Contemporary Family Bathroom
- Ground Floor Cloakroom WC
- Enclosed Low Maintenance Rear Courtyard
- Block-Paved Driveway and Car Port
- First Floor Utility Cupboard
- Excellent Access To The A38, Schools And Amenities



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