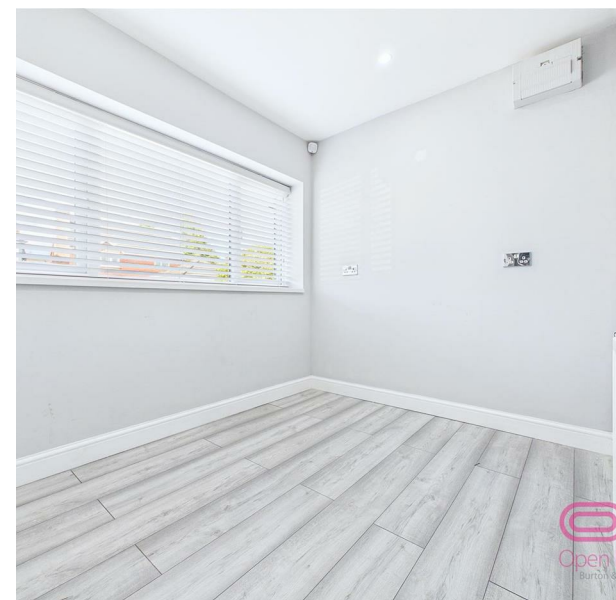


Bryony, Branston, Burton-On-Trent, DE14 3QQ

Asking Price £325,000

Council Tax Band: D



A well presented four bedroom detached family home situated in the popular Branston area. The property offers flexible and spacious accommodation, including an impressive kitchen and dining area that opens into a bright sunroom, a separate living room, dedicated home office or snug. A laundry room and ground floor WC add further practicality.

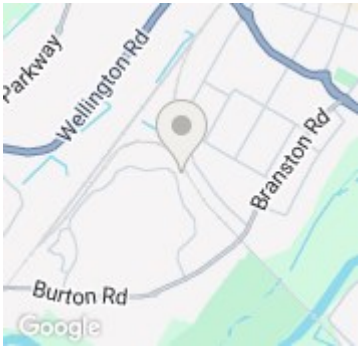
Upstairs are four bedrooms, including a generous master bedroom with its own en-suite shower room, together with a family bathroom. Outside, the property benefits from a generous driveway and an attractive enclosed rear garden with both paved and artificial lawn areas.

Location

Branston is a popular and convenient location offering access to local schools, shops and everyday amenities. Burton upon Trent town centre and the A38 are both within easy reach, making the area well placed for commuters and families alike.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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	