



£300,000

4 Bedroom Town House for sale

3 OLIVE CLOSE, BRANSTON, BURTON-ON-TRENT



EweMove
SALES AND LETTINGS



Overview

OFFERED CHAIN FREE - ENQUIRE VIA OUR EWEMOVE WEBSITE to view this stunning, versatile, three-story, four-bedroom semi-detached townhouse situated in the heart of Branston, close to local amenities which includes the renowned "Birds Bakery" as well as a Co-Op. It is also just a short walk to Branston Water Park and Branston Golf Club.



Key Features

- Four Bed Semi-Detached Townhouse
- Ground Floor Bedroom/Reception Room
- Ground Floor Utility Kitchen & Shower Room
- Conservatory With Insulated Roof
- Low Maintenance Landscaped Garden
- First Floor Living Room With Balcony
- First Floor Kitchen/Diner
- Three Bedrooms & Two Bathrooms To Second Floor
- Driveway & Integrated Garage
- Close To Excellent Local Amenities & Schools







Nestled in a quiet cul-de-sac on the Branston Lees estate, this stunning home is situated in the heart of Branston, close to local amenities which includes the renowned "Birds Bakery" as well as a Co-Op. It is also just a short walk to Branston Water Park and Branston Golf Club.

As you arrive, you'll find a private, two-car driveway complemented by an integrated garage, currently set up as a home gym for the fitness-minded family. Gated side access leads to a beautifully enclosed back garden, featuring an easy-maintenance artificial lawn, a charming summer house, and a pergola-covered patio-ideal for relaxing or hosting guests year-round.

Inside, the ground floor offers self-contained convenience on the ground floor, with a welcoming entrance hall that opens into a shower room, a well-equipped kitchen/utility room with a small induction hob, and a spacious double bedroom with an adjacent conservatory. Thoughtfully insulated for all seasons, the conservatory extends this level into a versatile living space that connects seamlessly to the garden.



Moving to the first floor, the bright and airy kitchen-diner with integrated appliances has a Juliet balcony overlooking the rear garden, and is complemented by a separate living room which feature a fabulous balcony.

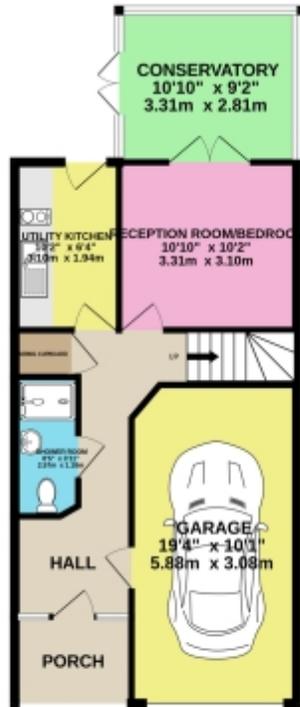
The top floor completes this home with three generously sized double bedrooms. The largest bedroom features a custom-designed backlit vanity unit, bringing a touch of luxury to everyday routines as well as an en-suite shower room. Additionally, there's a stylish family bathroom and access to an insulated loft.

This modern family home offers an exceptional lifestyle in one of Branston Lees' most coveted areas. Don't miss the opportunity-call today to schedule

your viewing!

Floorplans

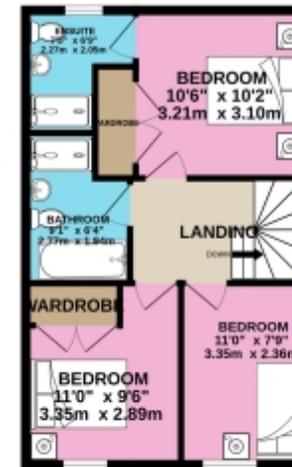
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

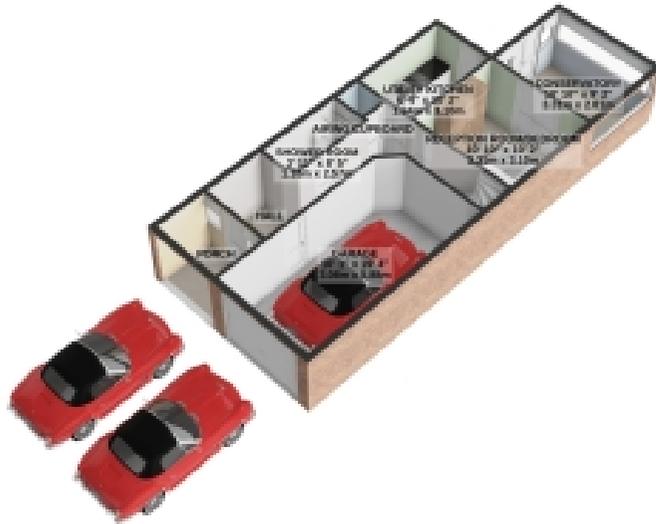


TOTAL FLOOR AREA : 1614 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

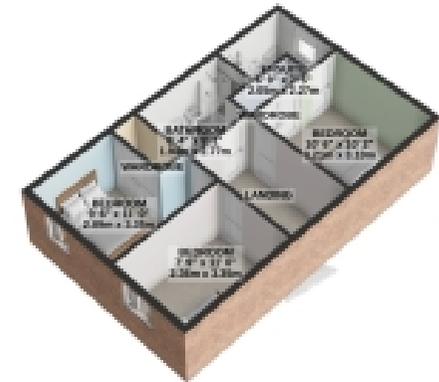
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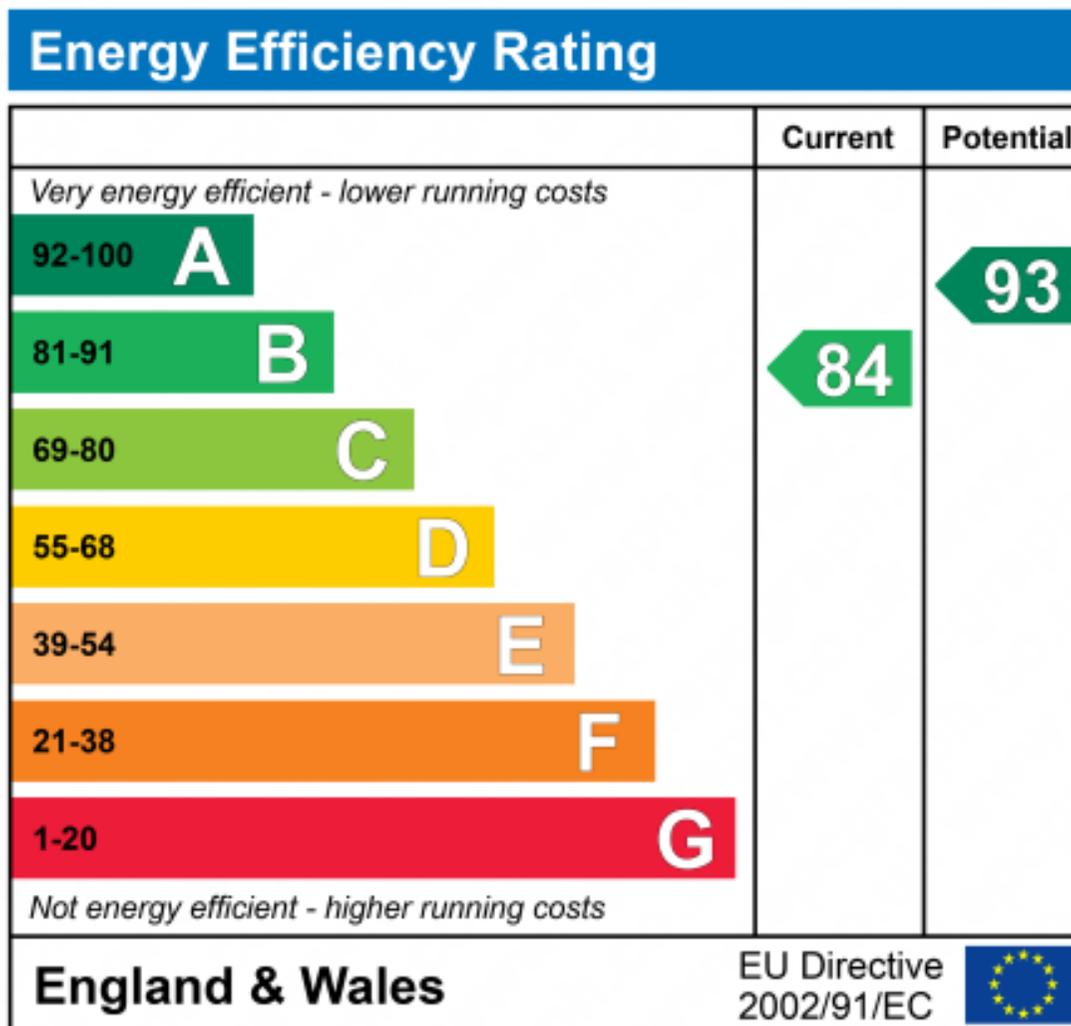


2ND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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