



EweMove

SALES AND LETTINGS

Lichfield & Barton-under-Needwood



£350,000

4 Bedroom Detached House for sale

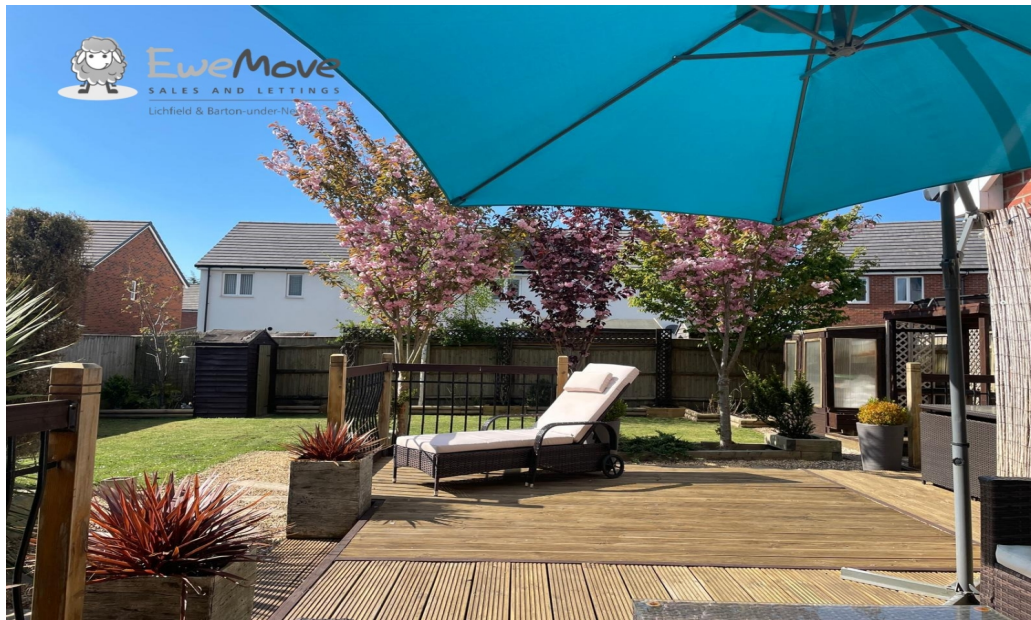
56 ROWAN DRIVE, BRANSTON, BURTON-ON-TRENT



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## Overview

WOW – WHAT A GARDEN! Nestled in the heart of Branston, this modern family home is a hidden gem with an outdoor space that truly steals the show. Just a short stroll from the tranquil beauty of Branston Water Park and the lush fairways of Branston Golf Club, and with everyday conveniences like the beloved Birds Bakery and Co-Op close by, location here ticks every box.



## Key Features

- BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL 24/7!
- Contemporary Family Home
- Open Plan Kitchen/Diner/Family Room
- 2 Reception Rooms
- Low Maintenance Landscaped Garden - Great For Entertaining!
- Spacious Family Bathroom
- Master Bedroom - Ensuite Shower Room & Walk-In Wardrobe
- Close To Excellent Local Amenities & Schools
- Excellent Transport Links





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A private driveway offers private parking leading to a generously sized single garage. Step inside and discover a versatile layout that adapts to your lifestyle-with a welcoming front-facing lounge and a flexible office or playroom perfect for working from home or letting the kids unwind.

At the rear of the home, the real heart of the house awaits: an impressive open-plan kitchen-diner and family room where everyday life and entertaining effortlessly blend. Bi-fold or patio doors open directly onto the stunning garden, creating a seamless transition between inside and out. Whether you're enjoying sunlit family breakfasts or summer evening BBQs with friends, this space is built for making memories.



The kitchen is as stylish as it is practical, boasting a gas hob, double oven, and built-in dishwasher. A handy utility room keeps laundry out of sight, with space for both a washing machine and tumble dryer. There's also a downstairs WC and under-stairs storage-because life's better with thoughtful design.

Upstairs, four well-proportioned bedrooms await, ideal for a growing family or welcoming guests. The master suite offers a private retreat, complete with ensuite shower room and a walk-in wardrobe. The luxurious family bathroom features a four-piece suite-perfect for unwinding after a busy day.

Step outside to discover the true showstopper: a beautifully landscaped rear garden that's been thoughtfully designed for entertaining and relaxation alike.

A spacious decked seating area invites you to bask in the sunshine or enjoy evening drinks under the stars.

This home is the full package-contemporary, spacious, and ready for your next chapter.

Don't miss out-book your viewing today via the EweMove website or call us 24/7.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Estate Fees: Management payments to be made for upkeep of estate.

Property Construction: Traditional

Parking: Private Driveway & Garage

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B

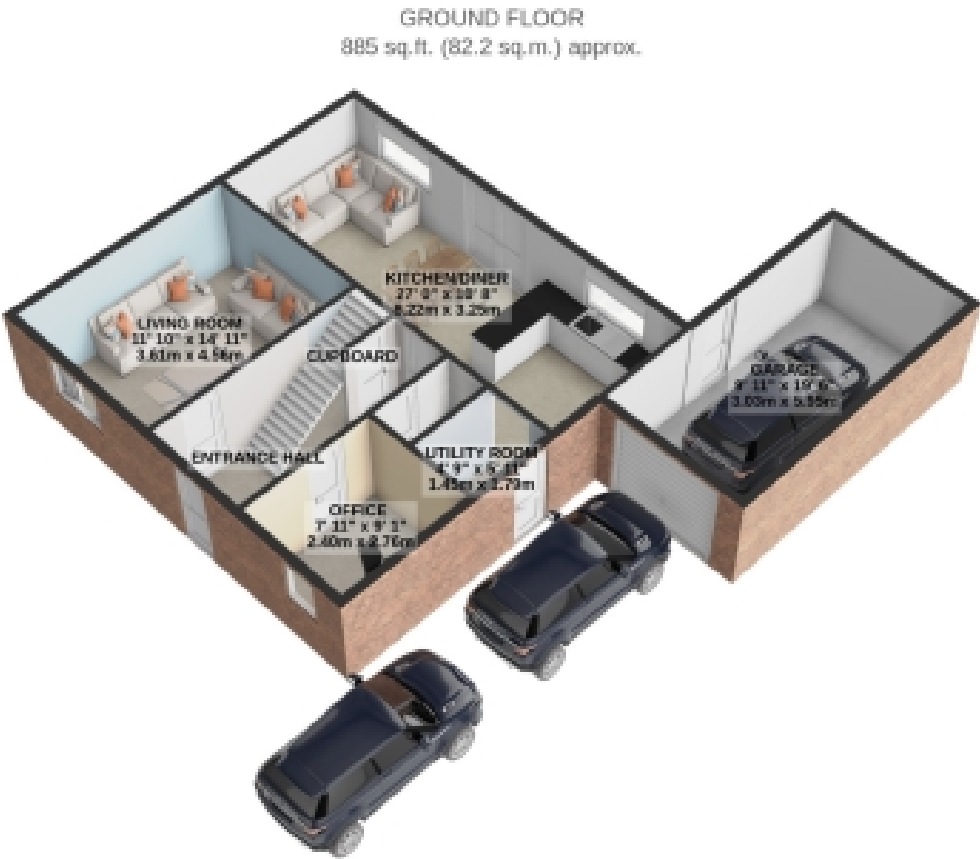
Council Tax rating: E

We are required by law to comply fully with The Money Laundering

Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



# Floorplans



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 sq.m.) approx.

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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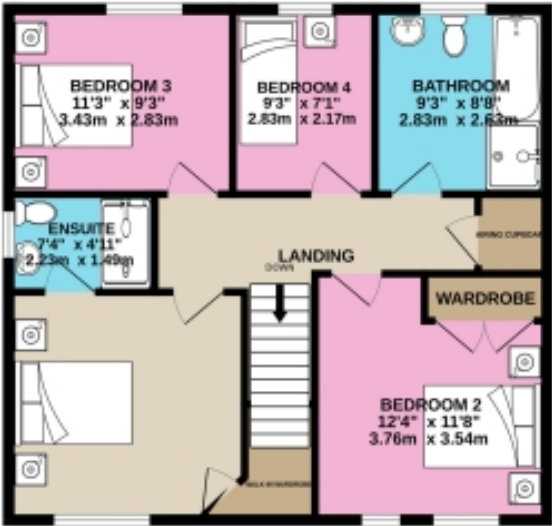


# Floorplans

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Marketed by Ewemove Barton-under-Needwood

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