



£220,000

3 Bedroom Semi-Detached House for sale
8 BRAMELL CLOSE, BRANSTON, BURTON-ON-TRENT





Overview

Nestled in the heart of Branston, this delightful home enjoys a prime location close to local amenities, including the beloved "Birds Bakery" and a convenient Co-Op. Just a short stroll away, you'll find the serene Branston Water Park and Branston Golf Club, perfect for leisure and relaxation.



Key Features

- Quiet Location
- 3 Well Proportioned Bedrooms
- Modern Shower Room
- Conservatory
- Private Driveway
- Integral Garage - Potential To Convert
- Pretty Rear Garden
- Close To Excellent Local Amenities
- Excellent Transport Links





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As you approach the property, a private driveway welcomes you and your guests, leading to an integral single garage that ensures ample parking and storage.

Inside, the front of the home features a generous living room that flows seamlessly into a bright conservatory. This versatile space is ideal as a dining room, home office, or relaxation area, adapting effortlessly to your lifestyle needs.

The kitchen, which overlooks the well-maintained rear garden, offers a functional layout with direct access to the side passageway. Additionally, the kitchen backs onto the integral garage, providing an exciting opportunity for expansion to create a larger, more open-plan space.



Upstairs, you'll find three well-proportioned bedrooms, two of which feature fitted wardrobes, offering plenty of storage and comfort for a growing family or visiting guests. The recently refurbished modern shower room adds a touch of luxury to your daily routine.

Outside, the rear garden has been lovingly tended to, providing a charming outdoor space with a delightful seating area, perfect for entertaining or simply unwinding in a tranquil setting.

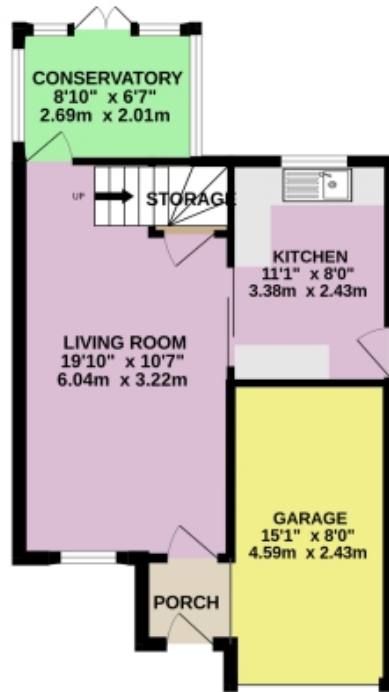
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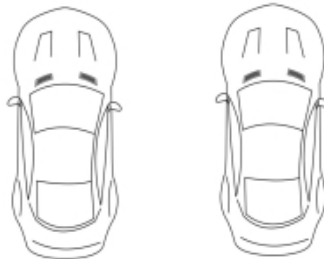
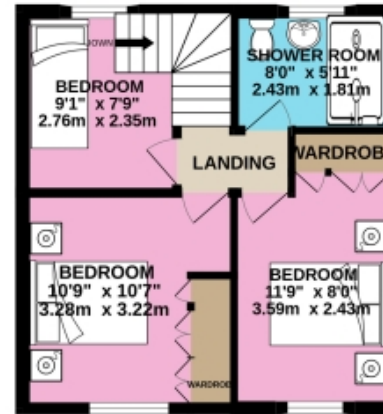
website or call us 24/7 to take a look at this fabulous home.

Floorplans

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 sq.m.) approx.

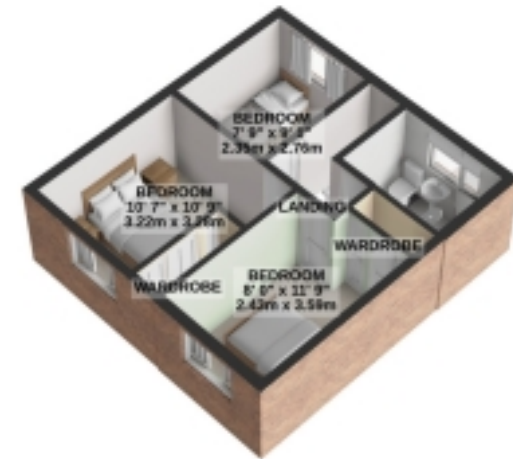
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

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