



£425,000

4 Bedroom Detached House for sale

26 Kingfisher Gardens, Branston, Burton-On-Trent



EweMove
SALES AND LETTINGS



Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL 24/7.
Opportunity to Own a Stunning 4-Bed Detached Lioncourt Home with
Wrap-Around Garden at Cooper's Croft, Next to Branston Water Park.



Key Features

- Lioncourt Home At Cooper's Croft - NHBC Warranty
- Adjacent to Branston Water Park
- Open Plan Kitchen/Diner
- Two reception Rooms
- Master Bedroom With Ensuite
- Beautiful Wrap Around Garden
- Parking & Garage
- Close to New John Taylor Free School & Paget High School
- Close to Excellent Local Amenities
- Call NOW 24/7 or book instantly online to View









This beautiful, contemporary home in the exclusive Kingfisher Gardens development offers a perfect blend of modern comfort and serene surroundings. Nestled between Branston and the picturesque village of Tatenhill, this executive property boasts four spacious bedrooms, substantial upgrades, and a landscaped wrap-around garden ideal for outdoor entertaining.

With six years remaining on the NHBC warranty, this home has been meticulously enhanced, featuring luxurious granite worktops, upgrades in the kitchen and utility, and an inviting outdoor patio area.

The ground floor welcomes you with a bright entrance hall leading to two versatile reception rooms, a convenient cloakroom, and a stunning kitchen/diner. The kitchen is fitted with sleek white gloss units, granite countertops, and premium integrated appliances including two ovens, a gas hob, dishwasher, and full-height built-in fridge and freezer. A utility room conveniently completes this level.



Upstairs, the master suite features an en-suite shower room, while the other three bedrooms share a contemporary family bathroom.

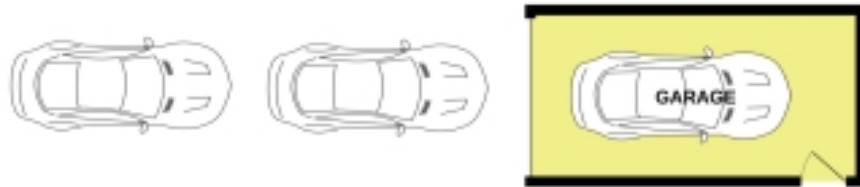
The wrap-around garden has been thoughtfully landscaped, featuring a paved terrace perfect for relaxing or social gatherings. There's parking to the rear, along with a detached single garage with easy access to the garden.

Adjacent to the award-winning Branston Water Park, this home is perfect for nature lovers, walkers, runners, and families alike. With Branston's local amenities, charming pubs, fine dining, and Branston Golf Club just a short distance away, you'll have everything you need within reach. For something special, the nearby Bridge Inn offers scenic views of the Trent and Mersey Canal alongside a delightful mix of Italian and English dishes.

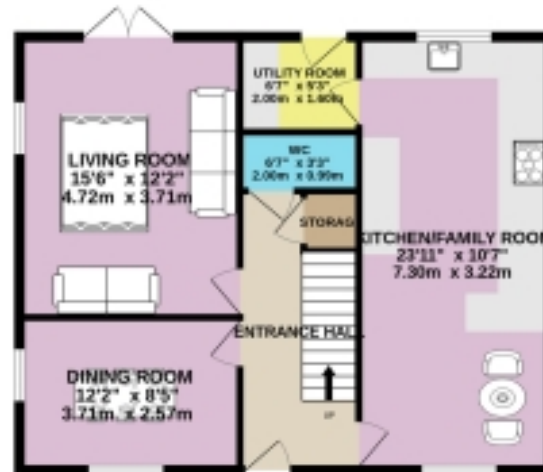
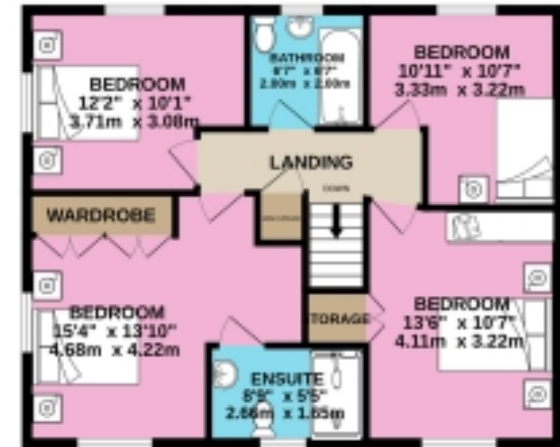
Families will also appreciate the close proximity to highly-rated schools such as John Taylor Free School, Paget High School, and Rykneld Primary School, making this home an ideal choice for growing families and commuters alike.

Floorplans

GROUND FLOOR
878 sq.ft. (81.3 sq.m.) approx.



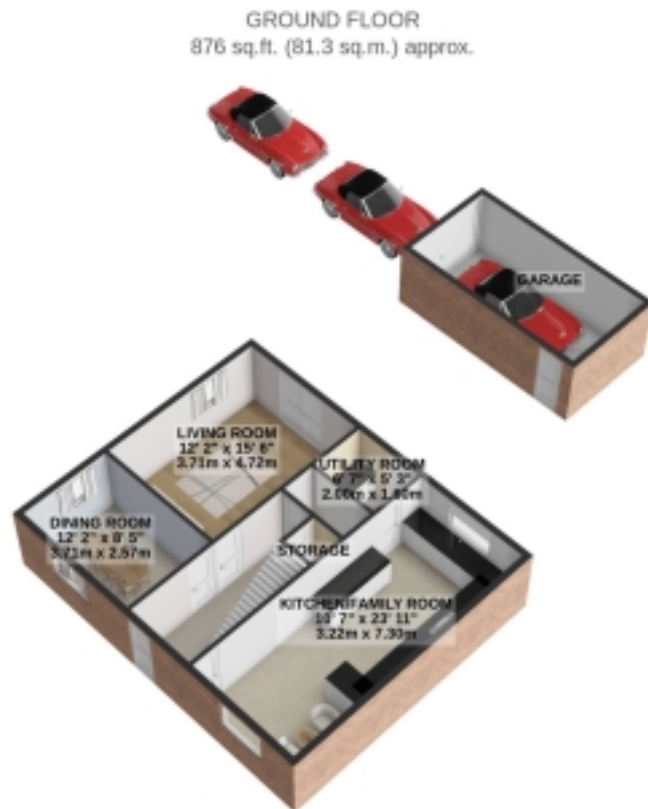
1ST FLOOR
702 sq.ft. (65.3 sq.m.) approx.



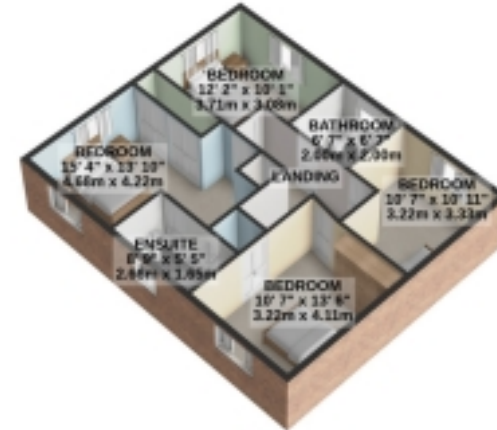
TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

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 listed and no guarantee as to their operability or efficiency can be given.
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Floorplans



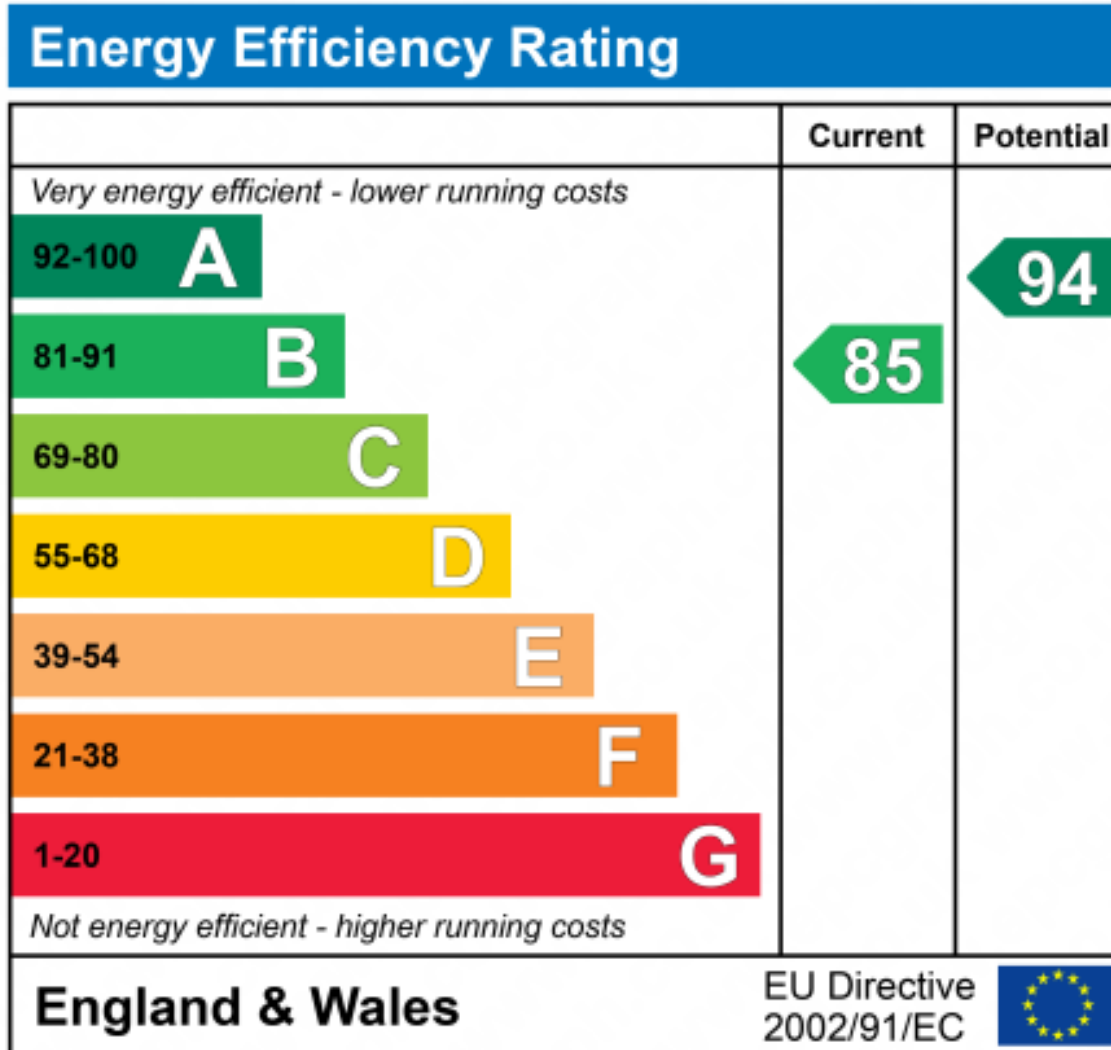
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01283 247076 (24/7)
barton@ewemove.com

