



1 Roman Drive, Branston, DE13 9GA





Holding an enviable corner plot on this desirable modern development is this executive detached home, showcasing modern and well presented family interiors, four bedrooms and excellent outside space. Including sunny south-west facing gardens, ample parking and a detached garage. Retaining a further 8 years NHBC warranty, this immaculate double fronted home boasts a generous garden plot enjoying an excellent degree of privacy and views towards the top of the mature woodland of Battlestead Hill. Beautifully presented interiors comprise briefly central reception hall, lounge, versatile

study/playroom, open plan dining kitchen, utility and cloakroom to the ground floor, with four bedrooms to the first floor, each having fitted wardrobes or storage, being serviced by a family bathroom and master en suite. Outside, the property is positioned on a generous corner plot with lawned gardens extending to the front and side, with parking for three vehicles to the fore of the detached single garage. The rear garden extends to a generous size having views towards the treetops of Battlestead Hill, and the property is serviced by mains gas central heating and double glazed windows.

The property lies on the popular The Coopers development set the rural outskirts of Tatenhill and Branston, being within close reach of both local amenities and picturesque surrounding countryside. Tatenhill is home to a historic church, village hall and a traditional village pub, all being steps from rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. An Italian restaurant, co-op and further shops can be found within walking distance in Branston, with more comprehensive amenities in Barton under Needwood including a doctors, pharmacy,

post office, shops, cafe and pubs. The area is well served by schools including All Saints Primary at Rangemore and the John Taylor Free School which lies a short walk from the property. The property is 2 miles from Burton on Trent where there are additional leisure facilities, and the A38 provides swift access to Lichfield, Birmingham and Derby. Rail travel is available from Burton giving links to Derby, Birmingham and London, the International airports of Birmingham and East Midlands are both within a short drive and both Cannock Chase and the Peak District can be reached in around 40 minutes.





- Executive Detached Family Home
- Well Presented & Spacious Interiors
- 8 Years NHBC Warranty
- Desirable & Secluded Corner Plot
- Two Reception Rooms
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Bathroom
- Detached Single Garage & Ample Parking
- South-West Facing Rear Garden
- Walking Distance to John Taylor Free School & Local Amenities
- Well Placed for Commuter Routes

**Reception Hall** 4.04 x 1.9m (approx. 13'3 x 6'2)

An attractive welcome to this double fronted home, having tiled flooring which extends throughout much of the ground floor, and stairs rising to the first floor landing with storage beneath. Doors open into:

**Lounge** 4.75 x 3.6m (approx. 15'6 x 11'9)

A spacious sitting room having a window to the front with shutters

**Study** 2.9 x 2.7m (approx. 9'6 x 8'10)

An ideal home office, playroom or potential ground floor bedroom, having a window with shutters to the side aspect

**Family Dining Kitchen** 5.8 x 3.05m (approx. 19'0 x 10'0)

Another beautifully presented family space extending across the rear of the property. The **Kitchen** comprises a range of wall and base units housing an inset sink with side drainer and a comprehensive range of integrated appliances including slimline dishwasher, fridge freezer, double oven and induction hob. There is a window to the side and tiled flooring extends into the **Dining Area** where double doors open out to the rear garden. A door leads into:

**Utility** 3.05 x 1.61m (approx. 10'0 x 5'3)

Fitted with wall and base units housing an inset sink with side drainer and an integrated washing machine. A half glazed door opens out to the rear gardens

**Cloakroom**

Fitted with pedestal wash basin WC, tiled splash backs and an obscured window to the front









Stairs rise to the **First Floor Landing**, where there is loft access, a window with shutters to the front and a fitted **Airing Cupboard** housing the pressurised water cylinder. Doors lead into:

**Master Bedroom** 3.66 x 3.54m (approx. 12'0 x 11'7)  
A spacious principal bedroom having a window with shutters to the front, fitted wardrobes and private use of:

**En Suite** 2.2 x 1.4m (approx. 7'2 x 4'8)  
Comprising pedestal wash basin, WC and double shower, with tiled flooring, tiled splash backs and an obscured window to the side

**Bedroom Two** 3.45 x 2.7m (approx. 11'3 x 8'10)  
Having triple fitted wardrobes and a window with shutters to the side

**Bedroom Three** 3.67 x 2.82m (approx. 12'0 x 9'3) – max  
A third double room having a double fitted wardrobe and a window with shutters to the rear

**Bedroom Four** 2.63 x 2.04m (approx. 8'7 x 6'8)  
With a window to the side with shutters and a useful fitted cupboard

**Bathroom** 2.01 x 1.7m (approx. 6'7 x 5'6)  
A white suite comprises pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring and splash backs, a heated towel rail and an obscured window to the rear













### Outside

The property is set on a generous corner plot having well tended lawned gardens extending to the front and side aspect. There is parking for three vehicles to the block paved driveway which also gives access into the **Detached Single Garage** via a manual entrance door. Gated access from the drive leads into the rear gardens

### South-West Facing Gardens

Extending to a generous size and offering plenty of scope to landscape as desired, the rear garden is laid to a paved terrace and lawns being bordered by walled and fences boundaries. There is exterior lighting, power and a water point, and pleasant views towards the treetops of Battlestead Hill can be appreciated from the rear garden

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.