



8 Court Farm Lane, Branston, DE14 3HA



Set on a peaceful cul de sac is this attractive semi detached home, offering generously extended accommodation, four good sized bedrooms and a superb south-west facing garden plot. Being ideally placed for access to local convenience amenities and the local Branston Water Park, this deceptively spacious home offers well maintained interiors and plenty of space for a growing family both inside and out. The reception hall leads into two spacious reception rooms, a dining kitchen with bespoke units and granite worktops, conservatory and cloakroom, with four well proportioned bedrooms to the first floor serviced by a refitted en suite and a family bathroom. Outside, the property is set on a generous garden plot, having parking for a number of vehicles to the front aspect as well as access into a large single garage. The rear garden offers potential to landscape as desired and enjoys an excellent degree of privacy as well as a sunny south-westerly aspect.

The property lies on a secluded cul de sac close to the heart of Branston, being within easy reach of local amenities, picturesque surrounding countryside and the local Trent & Mersey canal. Within walking distance, a Co-op, Cafes, pubs, restaurants and shops can all be found, with more comprehensive amenities available in the market town centre of Burton on Trent. The area is well served by schools including the Rykneld Primary and John Taylor Free School, both of which lie within walking distance of the property. Within Burton on Trent there are comprehensive convenience and 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.

- Well Presented Semi Detached Home
- Generous South-West Facing Plot
- Extensive Family Accommodation
- Spacious Dining Kitchen
- Two Reception Rooms & Conservatory
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Ample Parking & Single Garage
- Front & Rear Gardens
- Mains Gas Central Heating, Mains Drainage & Double Glazed Windows
- Council Tax Banding: C
- Walking Distance to Local Amenities
- Well Placed for Commuter Routes

Reception Hall

The front door opens into this spacious hallway, having stairs rising to the first floor and doors opening into:

Lounge

5.28 x 3.7m (approx. 17'4 x 12'2)
A generous and well presented reception room having a window to the side, an electric fireplace and double doors leading into:

Family Room

3.9 x 3.66m (approx. 12'9 x 12'0)
A versatile reception room having a window to the side, fireplace surround and double doors opening out to the rear gardens

Dining Kitchen

4.83 x 3.02m (approx. 15'10 x 9'11)
Extending to a superb size, the **Kitchen** is fitted with a range of wood wall and base units with complementary worksurfaces over, housing an inset one and a half sink with side drainer, spaces for a range cooker and washing machine and an integrated dishwasher. There is a window to the front as well as space for a fridge freezer, and tiled flooring extends into the **Dining Area** which leads open plan style into:

Conservatory

4.34 x 1.88m (approx. 14'3 x 6'2)
Having tiled flooring and giving access to both the front and rear aspects

Cloakroom

With wash basin, WC and an obscured window to the front







Stairs rise to the **First Floor Landing**, having a window to the side and doors opening into:

Master Bedroom 3.86 x 3.83m (approx. 12'8 x 12'7)

A spacious principal bedroom having dual aspect windows and a range of fitted wardrobes and storage. With private use of:

En Suite

Refitted with a modern suite having wash basin, WC and shower cubicle, with tiled walls and a heated towel rail

Bedroom Two 3.4 x 3.05m (approx. 11'2 x 10'0)

With a double fitted wardrobe and a window to the front



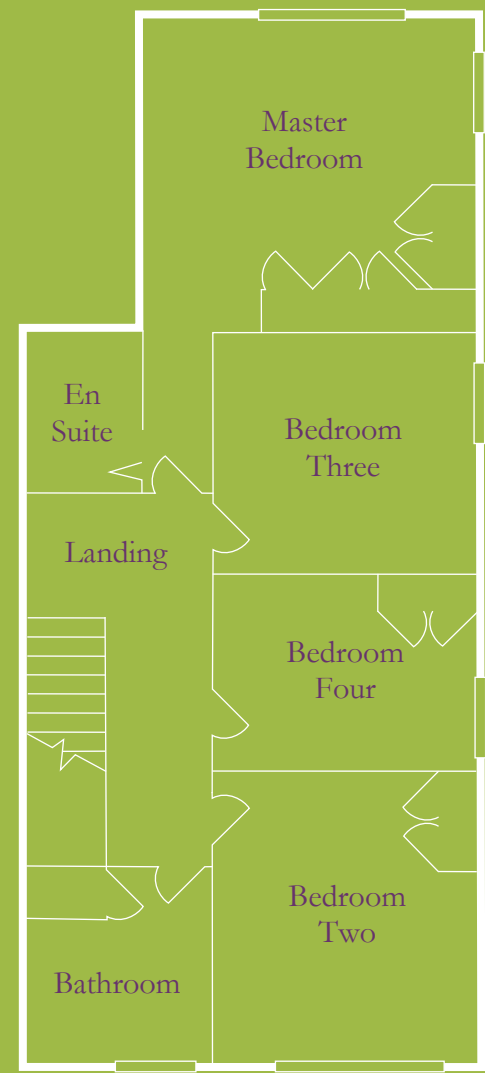
Bedroom Three 3.05 x 2.8m (approx. 10'0 x 9'2)
A third double room having a window to the side

Bedroom Four 3.05 x 2.26m (approx. 10'0 x 7'5)
With a window to the side and a double fitted wardrobe

Bathroom 2.23 x 2.11m (approx. 7'4 x 6'11)
Comprising a white suite having wash basin and

WC set to vanity units, bathtub with shower unit over, tiled flooring, a window to the front and a chrome heated towel rail







Outside

The property resides on a peaceful cul de sac having a generous frontage laid to well tended gardens and a block paved driveway. There is parking for around three vehicles as well as access into:

Single Garage 5.99 x 3.15m (approx. 19'8 x 10'4)
 A good sized garage having a manual entrance door, power, lighting and a courtesy door into the rear garden

South West Facing Garden

Extending to a generous size, the rear garden is laid to the side and rear of the property having a paved terrace and lawned gardens. The shed is as separate negotiation, the garden enjoys an excellent degree of privacy and the property benefits from exterior lighting and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	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.