



Sovereign Drive
Branston BURTON-ON-TRENT

burchell
edwards

Sovereign Drive Branston BURTON-ON-TRENT DE14 3JG

for sale
£210,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2/3 bedroom Semi-Detached family home, situated in the popular area of Branston. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with a tarmac driveway providing off-road parking whilst also providing an enhanced element of privacy. Along side this, the property offers a low maintenance lawn area to finalise the front garden. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge/diner, a functioning kitchen as well as an additional reception room which offers many uses. On the first floor of the property you will be greeted to a landing area that provides access to 2 great sized, double bedrooms along with the property's family bathroom which has been finished to a modernised standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area with a level of privacy. Viewing of this amazing property is essential!

Entrance Hall

Wooden flooring, central heating radiator, pendant light.

Kitchen

Wooden flooring, window to front elevation, spotlights, cupboards over counters, integrated oven & hobs, resin sink & drainer, plumbing for washer, boiler location.

Lounge/Diner

Wooden flooring, pendant light, central heating radiator, patio doors leading to rear garden.

Landing

Carpet flooring, pendant light, loft access.

Bedroom One

Carpet flooring, pendant light, central heating radiator, window to rear elevation, storage cupboard.

Bedroom Two

Carpet flooring, pendant light, door to rear garden.

Bedroom Three

Carpet flooring, pendant light, central heating radiator, window to front elevation, storage cupboard

Family Bathroom

Wooden flooring, window to front elevation, low level flush W/C, hand wash basin, shower over bath, central heating radiator.

Front Garden

Tarmac driveway providing off road parking, low maintenance laid to lawn area.

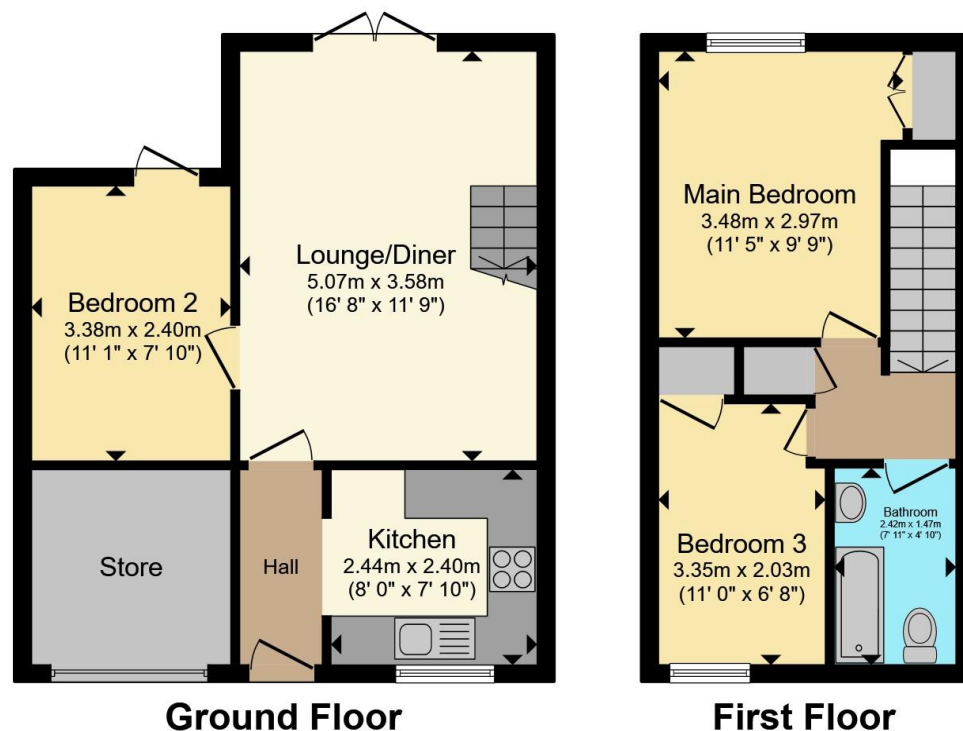
Rear Garden

Enclosed rear garden, patio slabbed seating, large laid to lawn area, bark chipping play area.









Total floor area 68.6 m² (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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