



Rowan Drive | Burton-On-Trent | DE14 3FY

Offers In The Region Of £310,000



## Summary

\*\* BEAUTIFULLY PRESENTED FAMILY HOME \*\* FLEXIBLE ACCOMMODATION OVER THREE STORIES \*\* THREE/ FOUR BEDROOMS \*\* PRINCIPLE BEDROOM WITH ENSUITE \*\* TWO RECEPTION ROOMS \*\* KITCHEN DINER \*\* UTILITY ROOM \*\* GARAGE \*\* DRIVEWAY \*\* REAR GARDEN \*\*

WEBBS ESTATE AGENTS are pleased to market this beautifully presented three/ four bedroom family home, located on the popular St. Modwen Estate in Branston on Rowan Drive. Viewing of the property is essential to fully appreciate the deceptive accommodation on offer. Situated over three stories, the property boasts versatile living throughout. Located close to amenities, useful transport links, schools and much more! The internal accommodation briefly comprises; spacious entrance hallway, downstairs cloakroom, snug, utility room, bedroom/reception room, garage, first floor landing, living room with balcony, kitchen dining room and a w/c. The second floor provides three further bedrooms, principle bedroom with ensuite and a family bathroom. The property also boasts a good size rear garden and a driveway for two vehicles.

## Key Features

- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE/ FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- DRIVEWAY
- FLEXIBLE ACCOMMODATION OVER THREE STORIES
- PRINCIPLE BEDROOM WITH ENSUITE
- KITCHEN DINER
- GARAGE
- REAR GARDEN

## Rooms and Dimensions

### Hallway

### Bathroom

8'3 x 3'4 (2.51m x 1.02m)

### Snug

7'9 x 9'10 (2.36m x 3.00m)

### Bedroom 3

10'2 x 10'9 (3.10m x 3.28m)

### Utility Room

10'2 x 6'5 (3.10m x 1.96m)

### Garage

11'6 x 10'2 (3.51m x 3.10m)

### First Floor Landing

### Living Room

10'8 x 17'8 (3.25m x 5.38m)

### Kitchen

10'2 x 17'7 (3.10m x 5.36m)

### WC

6'4 x 6'2 (1.93m x 1.88m)

### Second Floor Landing

### Bedroom 1

10'3 x 12'7 (3.12m x 3.84m)

### Ensuite

6'2 x 3'10 (1.88m x 1.17m)

### Bedroom 2

10'9 x 9'5 (3.28m x 2.87m)

### Bedroom 4

10'9 x 7'9 (3.28m x 2.36m)

### Bathroom

6'11 x 6'0 (2.11m x 1.83m)

### Rear Garden

### IDENTIFICATION CHECKS - C

### Agents Notes







**Approximate total area<sup>(1)</sup>**  
520 ft<sup>2</sup>  
48.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

