



42 Rowan Drive, Branston, DE14 3FY

 Parker
Hall

Offered with the benefit of no upward chain is this modern three bedroom detached home, presenting an ideal first time buy, downsize or young family home in this desirable and well connected location. Retaining a further 2+ years of the NHBC warranty and benefitting from upgrades to include fitted wardrobes and a landscaped rear garden, this attractive property is excellently positioned for access to amenities and highly regarded schools within walking distance, as well as having nearby commuter connections including the A38, A444 and rail travel from the local town centre. The interiors are set over two floors, with the ground floor having a reception hall, a modern kitchen, spacious lounge/dining room and a guests' cloakroom. Upstairs there are three well proportioned bedrooms and a family bathroom, with the master also benefitting from a dressing room and private en suite. Outside, there is a generously sized and low maintenance rear garden presenting excellent potential to landscape as desired, with parking for two vehicles and a single garage with electric roller entrance door set to the front. The property is serviced by mains gas central heating, double glazed windows and mains drainage.

The property lies on a popular modern development in Branston, being within close 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 which lies a mile away with a footpath leading to and from. For leisure pursuits, nearby green areas include the Branston Leas Nature Reserve and Branston Water Park, both of which can be reached within a short walk, and Branston Golf & Country Club is also within a few minutes drive. 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.



- **Modern Detached Family Home**
- **Desirable Development & Excellent Location**
- **Offered with No Upward Chain**
- **Modern Kitchen & Spacious Lounge**
- **Reception Hall & Cloakroom**
- **Three Bedrooms & Bathroom**
- **Master with Dressing Room & En Suite**
- **Single Garage with Electric Door & Parking for Two**
- **Landscaped Rear Garden**
- **2+ Years NHBC Remaining**
- **Walking Distance to Amenities & Schools**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall

A composite entrance door opens this spacious

hallway, having stairs rising to the first floor and doors opening into:

Kitchen 3.63 x 2.26m (approx. 11'11 x 7'5)

A modern range of gloss wall and base units with wood finish work surfaces over house an inset sink with side drainer, space for a washing machine and integrated appliances including double oven, five ring gas hob and fridge freezer. A window faces the front aspect and the kitchen has laminate flooring

Lounge 4.55 x 4.27m (approx. 14'11 x 14'0)

set to the rear of the property, this well presenting reception room has a window facing the rear and French doors opening out to the gardens. There is useful fitted storage beneath the stairs and the lounge has laminate flooring and is easily large enough to accommodate both living and dining areas



Cloakroom

Fitted with pedestal wash basin, WC, laminate flooring, and an obscured window to the front

Stairs rise to the **First Floor Landing**, where there is access to the loft and doors open to the **Airing Cupboard** and:

Master Bedroom 4.2 x 2.67m (approx. 13'9 x 8'9)

A generous double bedroom having a window to the rear and private use of a **Dressing Room** which is fitted with mirrored sliding wardrobes. A door opens into:

En Suite

Comprising a modern suite having pedestal wash basin, WC and double shower, with half tiled walls,



a heated towel rail, a skylight and laminate flooring

Bedroom Two 4.17 x 3.28m (approx. 13'8 x 10'9)

Another double room having fitted wardrobes and a window to the front

Bedroom Three 3.56 x 2.16m (approx. 11'8 x 7'1)

A good sized single room or study, having a window to the front aspect

Family Bathroom

Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit, with an obscured window, laminate flooring and half tiled walls



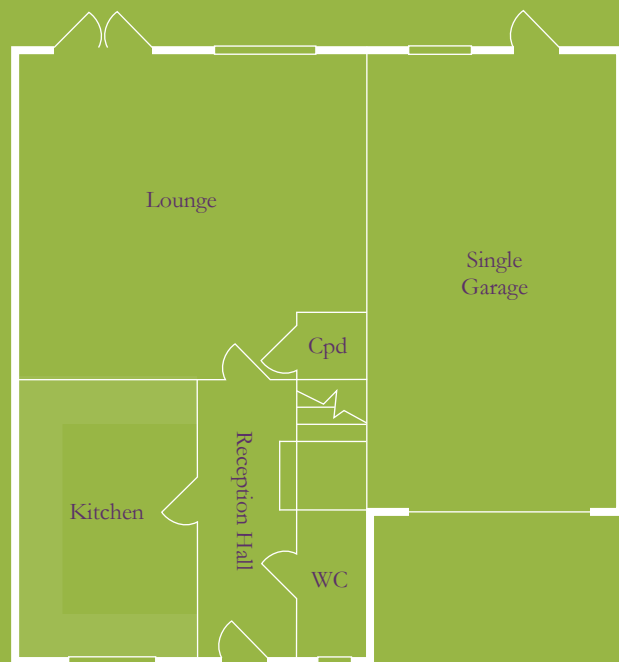


Outside

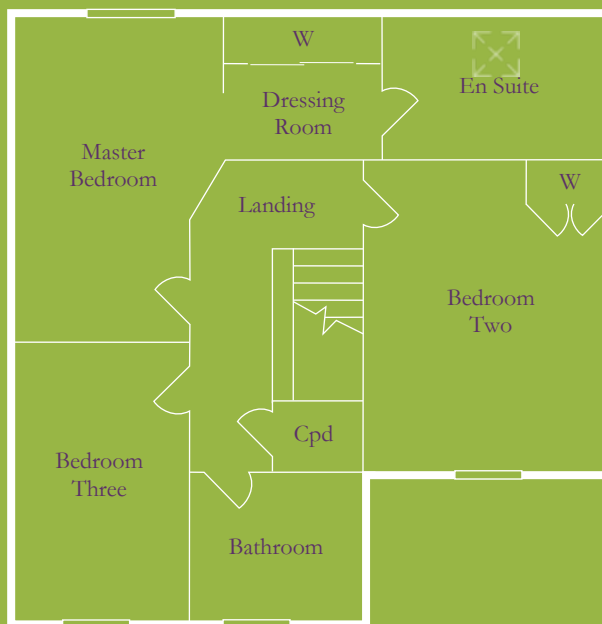
To the front, a private tarmac driveway to the front of the house provides off-road parking for two to three vehicles, as well as having well tended fore gardens providing potential to extend the parking area if required. An electric roller door opens into the **Single Garage** 5.98 x 2.98m (approx. 19'7 x 9'9), having power, lighting and a courtesy door into the rear garden

Landscaped Garden

Extended to a good size, the rear garden is laid to a paved terrace with steps and a ornate metal fence leading to raised artificial lawns. the garden is safely enclosed to all sides, having security lighting, exterior water and a gate leading back out to the front aspect



Ground Floor



First Floor

Floor Area: 980 ft²



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