



23 Kingfisher Gardens, Branston, DE14 3RF



Occupying a desirable south facing plot overlooking mature woodland is this contemporary detached home, showcasing substantially upgraded and generous accommodation, five bedrooms and outside space including landscaped gardens and a detached double garage housing ideal space for an annexe or home office. Retaining a further 8 years NHBC warranty, this executive family residence has received a number of upgrades to include quartz worksurfaces to the kitchen and utility, upgraded tiling to all bathrooms, a bespoke fitted dressing room and upgraded LED spotlighting. The interiors comprise briefly central reception hall, two

versatile reception rooms, stunning open plan dining kitchen, utility and cloakroom, with five bedrooms to the first floor serviced by two en suites and a family bathroom. One of the bedrooms has been fitted out as a fabulous walk in wardrobe, and the master bedroom benefits from a Juliette balcony overlooking the gardens and mature woodland beyond. Outside, the south facing garden has been landscaped with paved terraces, raised borders and composite decking, and there is parking to the front as well as access into the detached double garage, and the driveway is edged with rising bollards. The property is set on an enviable and secluded plot enjoying both

pleasant views down the lane and onto Branston Water Park to the rear, and is serviced by full double glazing, mains gas central heating with zoned Nest heating system.

Kingfisher Gardens lies in a secluded setting between Branston and the rural village of Tatenhill. An array of amenities including pubs, restaurants and takeaways, a Co-Op and convenience shops can be found within walking distance, and the market town of Burton on Trent offers comprehensive leisure and convenience amenities including supermarkets, a cinema, shopping centres and gyms. The property lies within walking

distance of Schools including Rykneld Primary, Paget High and the recently opened John Taylor Free School. The development borders Branston Water Park and the Trent & Mersey Canal, both of which offer idyllic walking and cycling routes, and the scenic Peak District National Park can be reached in around 45 minutes. A location suited to commuters, Branston acts as an A38 corridor giving swift access to the A50 and M6 Toll, rail travel in Burton on Trent provides regular and direct links to Derby and Birmingham, and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.



- Executive Detached Family Home
- Desirable Modern Development
- Open Rural Aspect to Rear
- Landscaped South Facing Plot
- Two Versatile Reception Rooms
- Open Plan Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Five Good Sized Bedrooms
- Master with Juliette Balcony
- Two En Suites & Family Bathroom
- Detached Double Garage & Parking
- Potential for Annexe/Home Office Suite
- Beautiful South Facing Gardens
- 8+ Years NHBC Warranty
- Well Placed for Local Amenities, Commuter Routes & Schools

Reception Hall

A composite entrance door opens into the spacious hallway, having tiled flooring, stairs rising to the first floor with bespoke storage beneath and doors opening into:

Lounge 6.4 x 3.74m (approx. 21'1 x 12'3)

Extending to a generous size, the living room has a window to the front aspect with a pleasant outlook down the lane and double doors opening to the rear gardens

Family Room 3.96 x 3.67m (approx. 13'0 x 12'1)

A versatile reception room ideal as a home office, playroom or snug, having window to the front

Open Plan Kitchen 5.36 x 3.76m (approx. 17'7 x 12'4)

Comprising an upgraded range of wall and base units with quartz worksurfaces over housing an inset sink with side drainer and a range of integral appliances including dishwasher, Hotpoint double oven, induction hob and extractor, full height larder fridge and full height larder freezer. There is a window to the side and the worktops extend to one side to create an entertaining style breakfast bar. Tiled flooring extends into:

Dining & Living Room 5.36 x 3.6m (approx. 17'7 x 11'9)

A stunning space having bifold doors extending across the width of the property and further windows to the side

Utility 2.35 x 1.96m (approx. 7'9 x 6'6)

Comprising wall and base units with quartz worksurfaces coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. A door opens out to the rear and the utility has tiled flooring

Cloakroom

Comprising a modern suite having pedestal wash basin, WC, tiled flooring and tiled walls



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Stairs rise to the first floor **Landing**, where there is loft access and doors into the **Airing Cupboard** and:

Master Bedroom 5.36 x 4.96m (approx. 17'7 x 16'4)
A spacious bedroom suite having window to the side, double doors out to a Juliette balcony to the rear and private use of:

En Suite 2.47 x 1.78m (approx. 8'2 x 5'10)
Comprising a modern suite having fitted wash basin, WC and double shower, with tiled flooring, tiled walls, a chrome heated towel rail, window to the side and a fitted mirror with vanity lighting

Bedroom Two 3.84 x 3.73m (approx. 12'8 x 12'3)
Another generous double room having window to the front aspect and private use of:

En Suite 2.47 x 1.49m (approx. 8'2 x 4'11)
Comprising fitted wash basin, WC and double shower, with tiled flooring, tiled walls and a chrome heated towel rail

Bedroom Three 3.7 x 3.3m (approx. 12'2 x 10'10)
Having window to the front and a range of bespoke fitted storage with feature lighting

Bedroom Four 3.37 x 3.01m (approx. 11'1 x 9'11)
A fourth double room having window to the rear aspect

Bedroom Five/Dressing Room 3.35 x 2.35m (approx. 11'0 x 7'9)
Currently fitted out as a walk in wardrobe, this room is fitted with a range of hanging space and storage and has a window to the rear

Bathroom 2.76 x 2.63m (approx. 9'1 x 8'8)
Fitted with a modern suite having wash basin with vanity unit below, WC, double ended bathtub and separate double shower, with tiled flooring, tiled walls, a chrome heated towel rail and a window to the front









Outside

The property sits on a generous plot on the popular Kingfisher Gardens, a modern development home to contemporary and executive family homes. To the front aspect are lawned gardens with a pathway leading to the front door, and a large block paved drive provides parking for a number of vehicles. The drive has PIR lighting and rising bollards, and there is access into:

Double Garage 6.22 x 6.05m (approx. 20'5 x 19'10)

Twin up and over entrance doors open from the front, there is a courtesy door into the garden, and the garage electrics have been upgraded to offer potential for conversion into ancillary accommodation/a home office suite if desired

South Facing Gardens

Having been beautifully landscaped and enjoying an attractive outlook over mature woodland, the rear garden is laid to neatly tended lawns, composite decking and paved terraces, offering plenty of space to enjoy the peaceful and private location. There is gated access to the front and the property benefits from exterior lighting and throughout the raised borders, a water point and exterior power points. Please note, summer house, gazebo and water features are as separate negotiation



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.