

Acacia Lane

Branston, Burton-on-Trent, DE14 3FW



A superb semi detached in a popular modern development with double width driveway, smart fitted kitchen/diner, lounge plus good sized conservatory and master bedroom with en suite.

Offers over £240,000



John German 

Situated on a popular modern development built by St Modwen's Homes in Branston, convenient for shops, eateries and schools for all ages, this three bedroom semi detached offers a fantastic family home, with the benefit of the remainder of its NHBC new homes warranty.

Set behind a double width driveway providing ample off road parking, the front entrance door opens into a good sized hallway with doors and stairs leading off.

There is a smart fitted dining kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven hob and dishwasher and we understand the washing machine and fridge freezer will be included. There is ample space for a breakfast or dining table and window framing views to front.

To the rear of the property, there is a spacious lounge with French doors opening into a lovely conservatory perfect for enjoying views across the rear gardens.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has doors leading off to three bedrooms including a lovely master with the luxury of an en suite shower room having a shower cubicle, pedestal wash hand basin and WC. The bedroom itself benefits from built in wardrobes with mirrored sliding doors.

Bedrooms two and three both share a well appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

The garden to rear is laid mainly to lawn with side entrance via gate.

Agents note: We understand there is an estate management fee of £174 per annum to Encore Estate Management.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/05032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent