

# Acacia Lane

Branston, Burton-on-Trent, DE14 3UE

John German









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£290,000

John German is proud to present this beautifully appointed, three-bedroom detached family home, finished to a superb standard throughout, located on the sought-after established Bellway Homes development in Branston. The home is a fantastic size throughout and is perfect for families.

Situated in the desirable area of Branston, this property enjoys close proximity to an array of local amenities including shops, well regarded golf club, local pubs and restaurants and leisure facilities. Families will appreciate the close proximity to good schools such as Rykneld Primary School, Paget High School, John Taylor Free School and many more. Branston provides easy access to Burton-upon-Trent and major road networks, making it ideal for commuters. With beautiful countryside nearby, residents can enjoy scenic walks and outdoor pursuits, combining the best of town and rural living.

Upon entering, you are greeted by a welcoming hallway which gives access to the rest of the ground floor living accommodation. The spacious living room is a brilliant space, with a window to front flooding the room with natural light. To the rear of the home, you will find an open plan, modern fitted kitchen. The kitchen features matching wall and base units with worktops above, eye level electric oven, gas hob with cooker hood above, stainless steel sink and drainer, plumbing for dishwasher, space for dining table and French doors leading to the rear garden. To finish the ground floor, the home offers a downstairs w/c off the hallway.

Upstairs, the home boasts three double bedrooms. The master bedroom offers a modern fitted en suite, with a shower enclosure, w/c and wash hand basin. The two other bedrooms share a family bathroom, which features a bath with mixer taps, shower enclosure, w/c and wash hand basin.

The home offers a sizeable driveway to the side, which offers off road parking for multiple vehicles. To the side, you can also access the detached garage. With power and lighting throughout and accessed via up and over doors to front. The rear garden has been landscaped by the current sellers, with patio space for outdoor seating, perfect for entertaining. The garden also features a lawn area and is privately enclosed to the perimeter.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre

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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

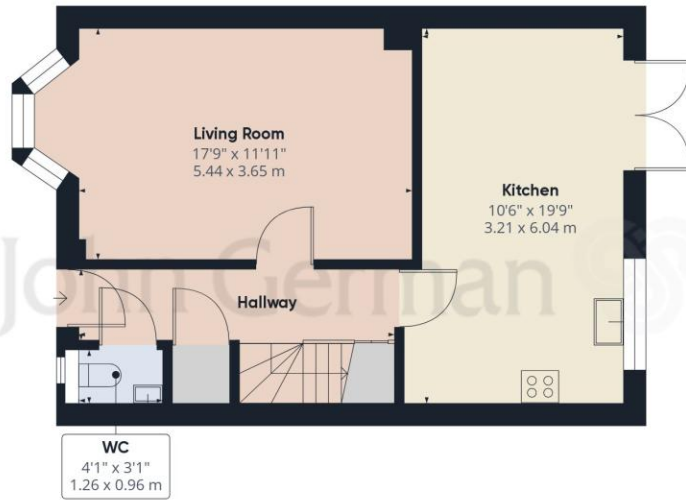
**Our Ref:** JGA28102024

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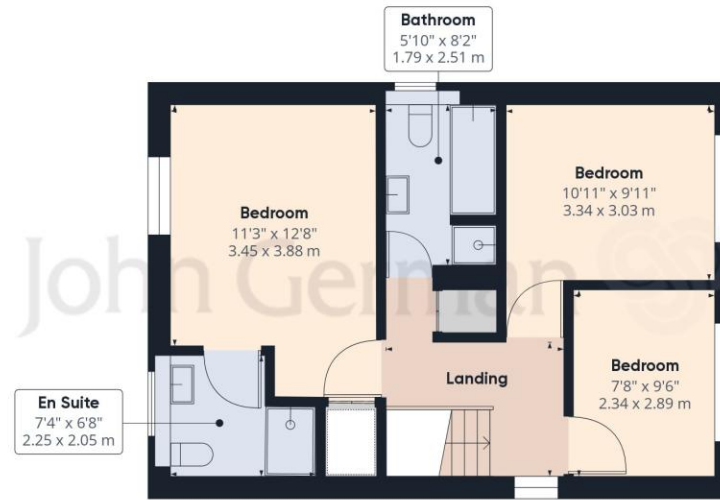








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1303.71 ft<sup>2</sup>

121.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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