

Acacia Lane

Branston, Burton-on-Trent, DE14 3UE

John German 



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£400,000

Situated on the popular new development in the sought after village of Branston is this four bedroom detached family home. Boasting over 1600 Sq. ft. throughout and offering a layout which has been tailored to modern day living.

NHBC STILL REMAINING!

Set in the desirable area of Branston, Acacia Lane offers a superb location with convenient access to essential amenities and leisure options. Nearby supermarkets, including Tesco and Morrisons, are a short drive away. Locals enjoy the nearby Branston Water Park, a picturesque setting perfect for family walks, birdwatching, and water-based activities. Golf enthusiasts will appreciate the Branston Golf & Country Club, just a few minutes away, which features extensive leisure and fitness facilities. The nearby Burton-upon-Trent town centre offers a broader selection of shops, dining options, and entertainment venues, including cinemas, theatres, and cultural attractions.

For families with children, the area is well known for its proximity to good schools, which include Rykneld Primary School, Paget High School, John Taylor Free School and many more. Ideal for commuters, Branston provides quick access to the A38, linking residents to Derby, Lichfield, and beyond. Nearby Burton-upon-Trent Railway Station offers regular services to Birmingham and Nottingham, facilitating easy travel to major cities. With its blend of convenience, leisure options, and commuter links, Branston offers a balanced lifestyle suited to modern families and professionals alike.

As you approach the property, you will be greeted by an expansive driveway for off road parking with the benefit of a car charger. The garage can be accessed to the front via up and over doors. Once you enter, you are greeted by a welcoming hallway which allows access to the rest of the ground floor living spaces and internal access to the garage. Off the hallway, you will find the generous sized living room, which is ideal for family gatherings and entertaining. To the rear of the home, you will find the open plan kitchen diner. This is a real showstopper, which is modern throughout and spans across the width of the house. The kitchen features matching wall and base units with worktops above, eye level electric oven, gas hob with cooker hood above, integrated fridge freezer, integrated dishwasher and breakfast table. The room also allows enough space for a sizeable dining room table, patio doors leading to the rear garden and seating space, ideal for hosting and entertaining guests. Adjacent to the kitchen is the utility with extra space for storage and plumbing for washing machine. Alongside all off this, there is a ground floor WC for added convenience. Upstairs, the landing leads to four well-proportioned bedrooms, making this home ideal for a growing family or those needing space for a home office. The master bedroom benefits from an ensuite shower room, with shower enclosure, w/c and wash hand basin. Bedroom two also has the luxury of an en suite and the two other bedrooms share a family bathroom, which has a shower over the bath, wash hand basin and w/c.

To finish, the rear garden is a great size, which is mainly laid to lawn, privately enclosed to the perimeter and has side access running down both sides of the house.

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 E

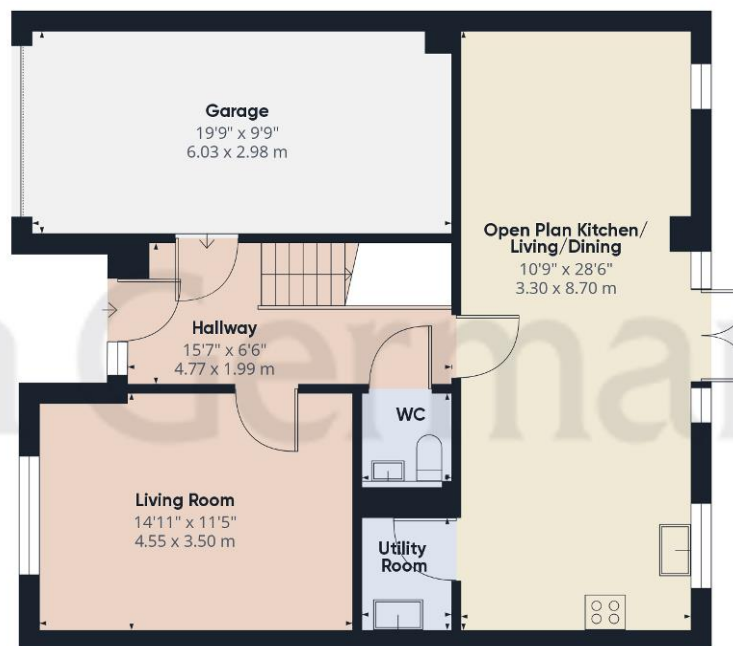
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA29102024

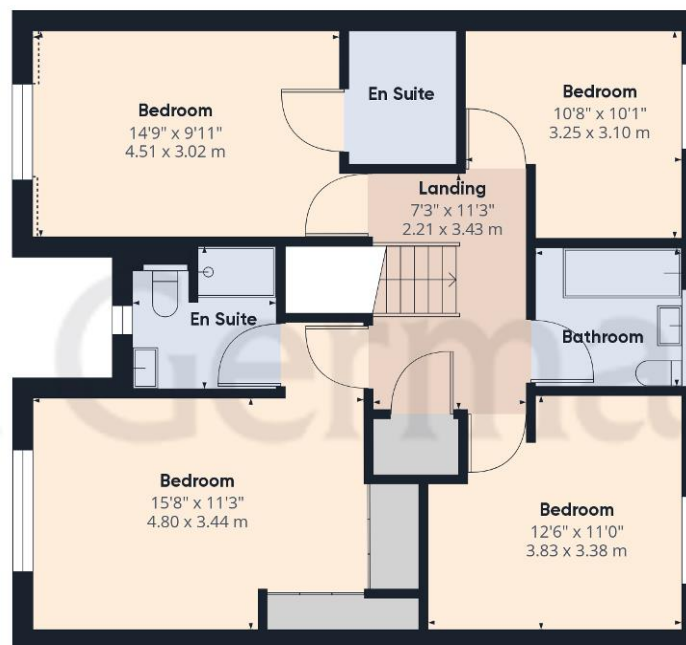
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1619.11 ft²

150.42 m²

Reduced headroom

1.51 ft²

0.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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