


Acacia Lane

Branston, Burton-on-Trent, DE14 3FW



John German 

A superb, immaculate semi-detached in a popular modern development with double width driveway and en suite to master bedroom. An absolutely ideal first time purchase for those looking, with spacious living accommodation throughout.

£230,000



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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 the home, you are welcomed by a spacious entrance hallway, offering access to the main living areas. At the rear of the property lies a generously sized living room, featuring patio doors that open onto the garden. Spanning the entire width of the house, this versatile space is perfect for entertaining.

The modern, well-equipped kitchen is situated at the front of the home and features matching wall and base units with stylish worktops. It includes a stainless steel sink and drainer, a built-in electric oven with a gas hob and cooker hood, an integrated fridge freezer, plumbing for a washing machine, an integrated dishwasher, and space for a breakfast bar.

The ground floor also consists of a conveniently located W/C.

On the first floor, the home boasts three generously sized bedrooms. The standout is the master bedroom, which benefits from its own en suite, complete with a shower enclosure, WC, and wash hand basin. The remaining two bedrooms share access to a well-appointed family bathroom, featuring a shower over the bath with mixer taps, a wash hand basin, and a WC.

To the front, the property provides a driveway with two parking spaces. At the rear, you'll find a generously sized garden, thoughtfully divided into two sections by charming picket fencing. Beyond the fencing lies a well-maintained lawn, while the area closer to the home features a patio, ideal for outdoor furniture and entertaining. The rear garden benefits from added privacy, as it is not overlooked by neighbouring properties.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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

Our Ref: JGA/19122024

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.







Score	Energy rating	Current	Potential
92+	A		96 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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Agents' Notes

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