



Acacia Lane, Branston, Burton-On-Trent,  
DE14 3UE

£315,000



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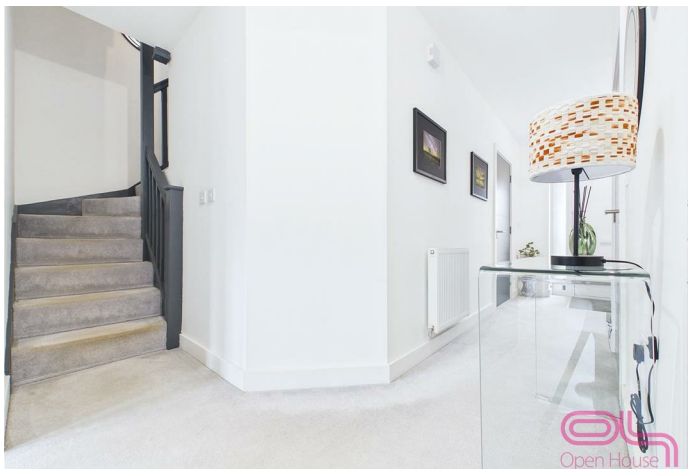
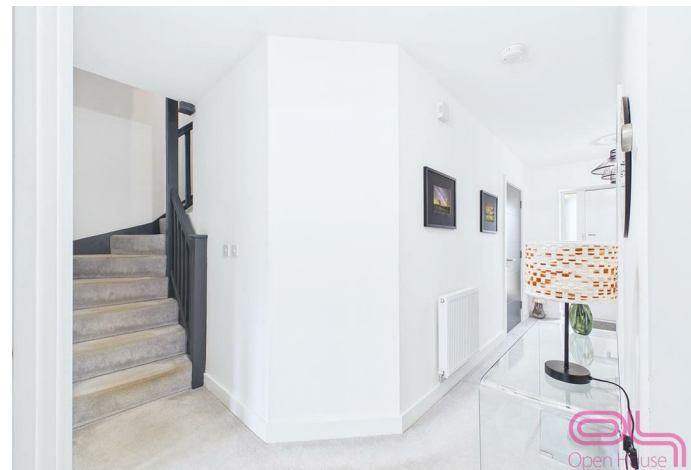
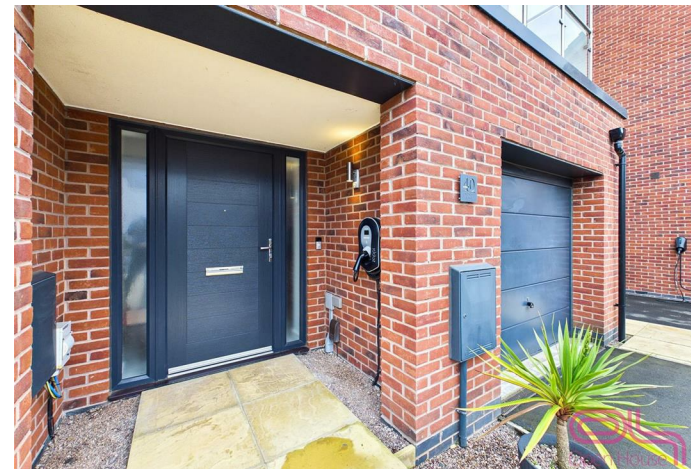
£315,000

Situated within a modern and well-regarded development, this impressive four-bedroom townhouse offers spacious and versatile accommodation set across three floors. Finished to a high standard throughout, the property combines contemporary styling with practical family living, featuring three bathrooms, generous bedroom space, a stunning first-floor living room with balcony access, and flexible ground floor accommodation that could suit multi-generational living or those working from home.

The interior accommodation is modern, luxurious, and of high specification throughout. The home has been extremely well looked after, with improvements and additions since new making this a highly desirable property in the perfect area to raise a family.

The development itself boasts The National Forest Way walking route and Branston Leas Nature Reserve located within and around the estate, and the River Trent runs just a two minute walk away - offering scenic countryside walks, wildlife habitats, and green open spaces right on the doorstep.

The immediate area is quiet and tranquil, and residents describe the area a little community as everything you need is 2 minutes' walk away at the edge of the development. Here you will find the village retail square including convenience stores, a bakery, The Pickle Pot Café, a hair Salon, fish and chip shop, charity shop and the local Blacksmiths arms public house as well as other more niche stores. Morrison Supermarket is also close by, and Burton town centre is also just 3



miles away.

The property is 2 minutes' drive to the A38 for commuting, and walking distance to Rykneld Primary School, the new Branston Locks Primary and Nursery, as well Paget High School, and also a close drive to The John Taylor Free School, and John Taylor High School Specialist Science and Leadership Academy.

## Ground Floor

### Hallway

A welcoming entrance hallway providing access to the ground floor accommodation, with stairs rising to the upper floors and contemporary décor throughout.

### Bedroom / Flexible Space

A spacious and versatile double bedroom positioned on the ground floor, featuring French doors opening externally and offering flexibility as a guest room, office, or additional reception room with garden access

### Shower Room

Fitted with a modern suite including wash basin, WC, and shower enclosure with modern tiling.

### Utility / Second Kitchen

A highly practical additional kitchen/utility area serving the garden, guest room, and proving a laundry room for the home. Fitted with space saver hob, fitted units, work surfaces, and space for appliances, ideal for busy family life or multi-generational living arrangements.

### Garage

An integral garage providing excellent storage or secure parking.

## First Floor

### Landing

Providing access to the principal living accommodation and staircase to the second floor.

### Living Room – 5.37 x 3.34 m (17'7" x 10'11")

A beautifully presented reception room enjoying an abundance of natural light through large glazed doors opening onto the balcony. The room offers ample space for both seating and entertaining, finished with modern décor and a bright contemporary feel.

### Balcony

A fantastic outdoor seating area accessed from the living room, ideal for relaxing or enjoying outdoor dining.

### Kitchen

A stylish modern kitchen fitted with a range of contemporary wall and base units, integrated cooking appliances, and generous worktop space including a breakfast bar peninsula. There is Juliet balcony with garden views and ample room for dining furniture, creating an excellent social kitchen/diner.

### WC

Fitted with a modern two-piece suite comprising wash basin and WC.

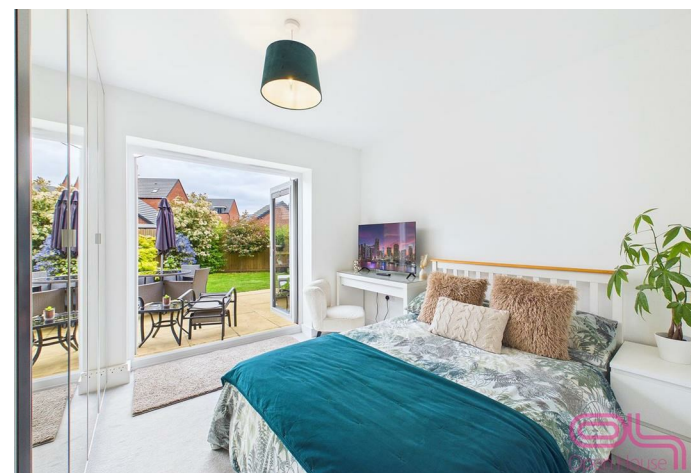
## Second Floor

### Landing

Providing access to the second-floor bedrooms and bathroom accommodation.

### Master Bedroom

A spacious principal bedroom finished in a modern style and benefitting from its own en-suite shower room.





**En-Suite**  
Comprising shower enclosure, wash basin, and WC with modern fittings and tiling.

**Bedroom Two**  
A generous double bedroom with modern décor and excellent natural light.

**Bedroom Three**  
A well-proportioned bedroom ideal for children, guests, or home office use.

**Family Bathroom**  
Fitted with a modern suite including bath with shower over, wash basin, and WC.

#### Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

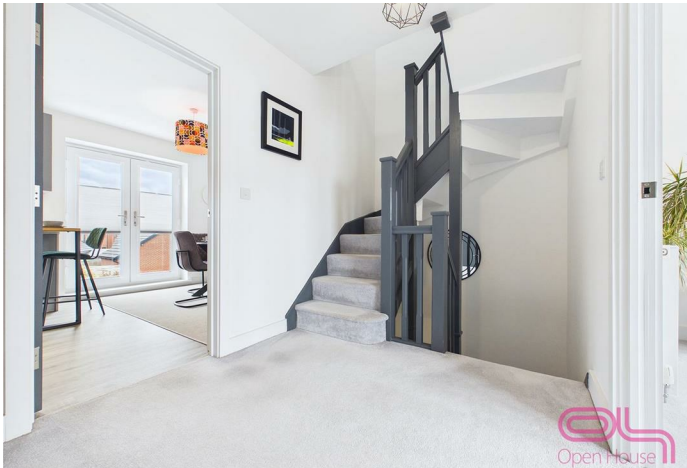
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

**Money Laundering Regulations 2003:**  
In accordance with the Money Laundering Regulations

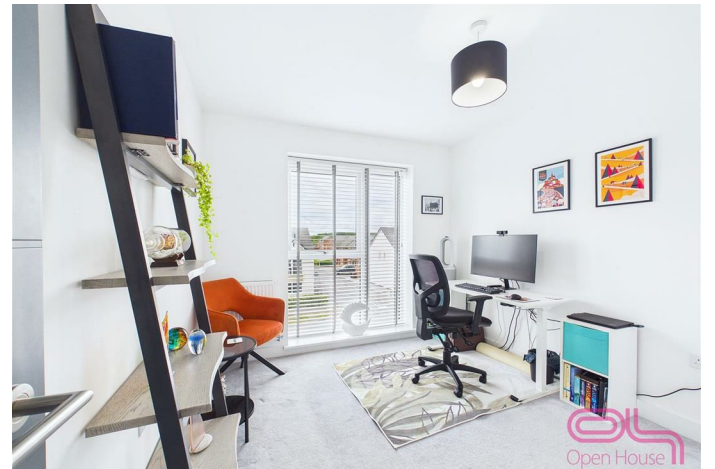
2003, we are obligated to verify your identification before accepting any offers.

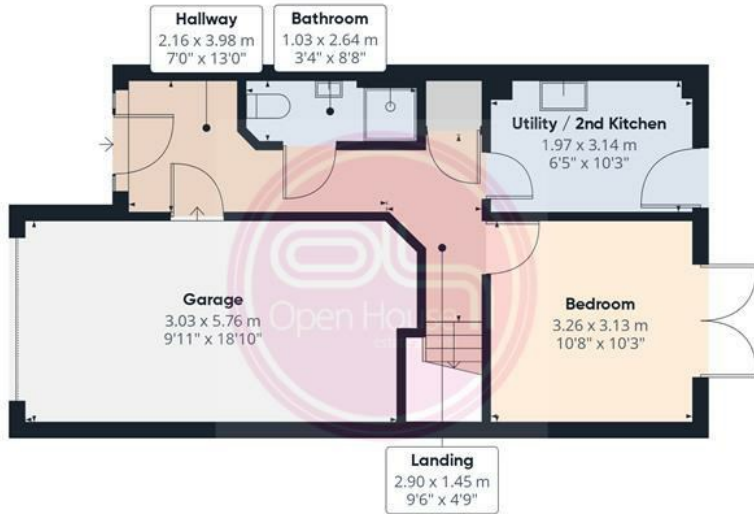
#### Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Floor 0



Floor 1



Floor 2



**GLA<sup>(1)</sup>**  
134.76 m<sup>2</sup>  
1450.58 ft<sup>2</sup>

**Total**  
159.91 m<sup>2</sup>  
1721.31 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

East Staffordshire

### TENURE

Freehold

### COUNCIL TAX BAND

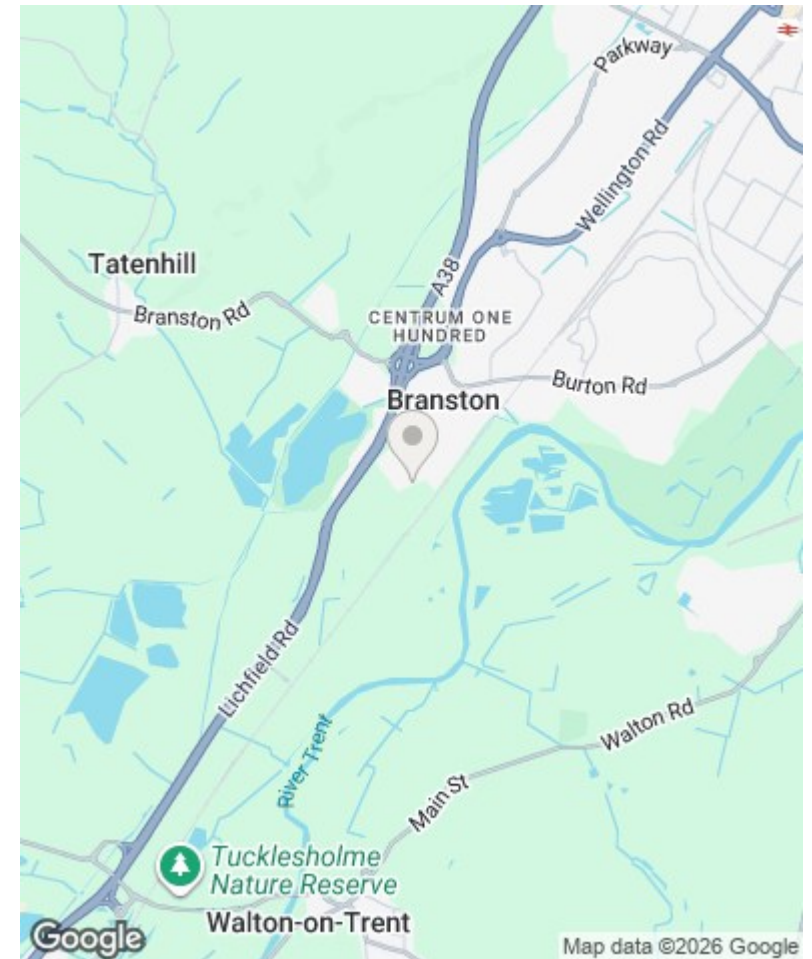
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- SCENIC WALKS – LOCAL COUNTRYSIDE, RIVERS AND GREENSPACE
- Extra ground floor kitchen to serve the garden or guest room
- Spacious first-floor living room with balcony
- Three bathrooms
- Stylish modern kitchen/diner with Juliet balcony
- Ground floor utility room / second kitchen
- Utility Room
- Luxuriously presented
- Flexible layout ideal for families or home working
- Popular location near amenities, schools and transport links



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