

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

£235,000

Council Tax Band: C



AIR CONDITIONING – UPGRADES THROUGHOUT – BRILLIANT AMENITIES AND TRANSPORT LINKS.

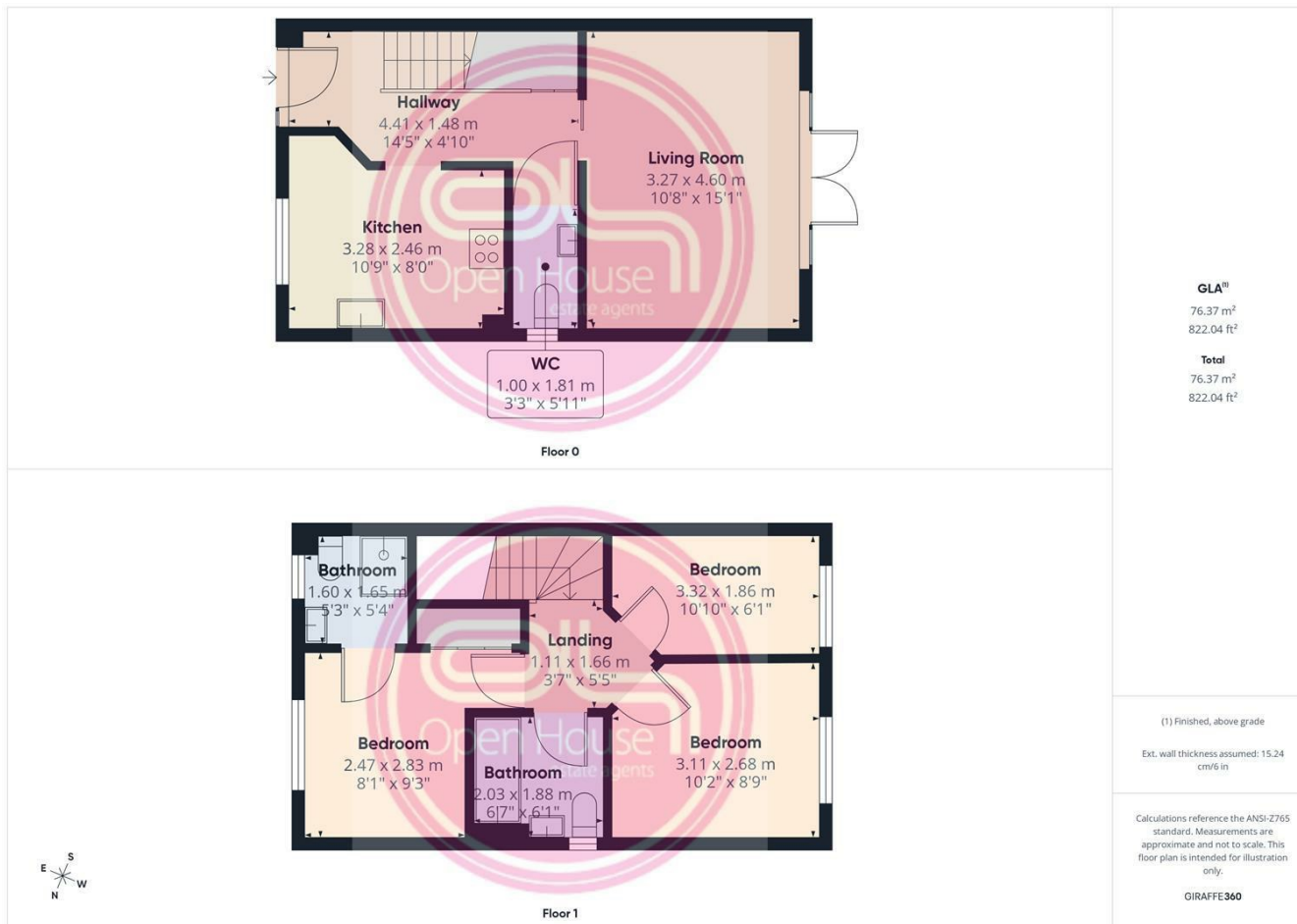
Welcome to this Modern 3 Bedroom Semi-Detached Home situated on the popular Branston Leas Development by St Modwen Homes. The interior accommodation is modern, luxurious, and of high specification throughout. The home has been extremely well looked after, with improvements and additions since new making this a highly desirable property in the perfect area.

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.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	