



Acacia Lane, Branston, Burton-on-Trent



3



2



1

£235,000



Key Features

- Modern Semi Detached Home
- Three Bedrooms
- Master Bedroom With En-Suite
- Lovely Fringe Of Development Position
- Beautifully Presented Throughout
- Double Width Driveway
- EPC rating B
- Freehold





Situated upon the fringe of this ever popular Branston development this beautifully presented three bedroomed semi detached home has been competitively priced for early sale. A recommended internal inspection will reveal accommodation which in brief comprises:- open canopied entrance, entrance hall, guest cloak room, lovely fitted breakfast kitchen, rear sitting room with air-conditioning unit and on the first floor a landing leads to the master bedroom with air-conditioning and en-suite, two further good sized bedrooms and family bathroom. Outside to the front a double width driveway provides ample parking and to the rear is a pleasant enclosed well screened garden mainly laid to lawn with two flagged patio areas.

Accommodation In Detail

Open Canopied Entrance

having Upvc composite entrance door with obscure visibility light leading to:

Entrance Hall 4.42m x 2.03m (14'6" x 6'8")

having staircase rising to first floor, fitted smoke alarm, one central heating radiator, thermostatic control for central heating with Nest controller and useful understairs storage cupboard.

Guest Cloak Room

having low level wc, pedestal wash basin, half tiling complement to walls, ceramic tiling to floor, obscure Upvc double glazed window to side elevation, extractor vent and one central heating radiator.

Beautifully Fitted Breakfast Kitchen

having a lovely array of high gloss cream fronted base and eye level units with complementary working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor canopy over, cupboard housing fitted Ideal Logic gas fired central heating boiler, carbon monoxide alarm, one central heating radiator, Upvc double glazed window to front elevation and fitted smoke alarm.

Reception Room 3.3m x 4.65m (10'10" x 15'4")

having Upvc double glazed French doors with double glazed units to side overlooking the rear garden, one central heating radiator and fitted air-conditioning unit.

On The First Floor

Light & Airy Landing

having fitted smoke alarm and access to loft space.

Master Bedroom 2.85m x 3.33m (9'5" x 10'11")

having Upvc double glazed window to front elevation, one central heating radiator, range of built-in wardrobes and air-conditioning unit.

En-Suite Shower Room

having modern suite comprising low level wc, pedestal wash basin, shower enclosure with glass and chrome folding doors and electric shower, obscure Upvc double glazed window to front elevation, fitted extractor vent and heated ladder towel radiator.

Bedroom Two 3.1m x 2.7m (10'2" x 8'11")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 1.87m x 3.24m (6'1" x 10'7")

having Upvc double glazed window to rear elevation and one central heating radiator.



Bathroom

having suite comprising panelled bath with mixer tap, shower attachment and glass and chrome screen, pedestal wash basin, low level wc, heated ladder towel radiator, obscure Upvc double glazed window to side elevation, fitted extractor vent and shaver point.

Outside

The property occupies a lovely position on the fringe of the development and has open ground to the side. A double width driveway provides ample parking. To the rear is a landscaped garden screened well by timber fencing and features a large flagged patio area, shaped lawn and a further slabbed area. there is an external water and electric supply.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

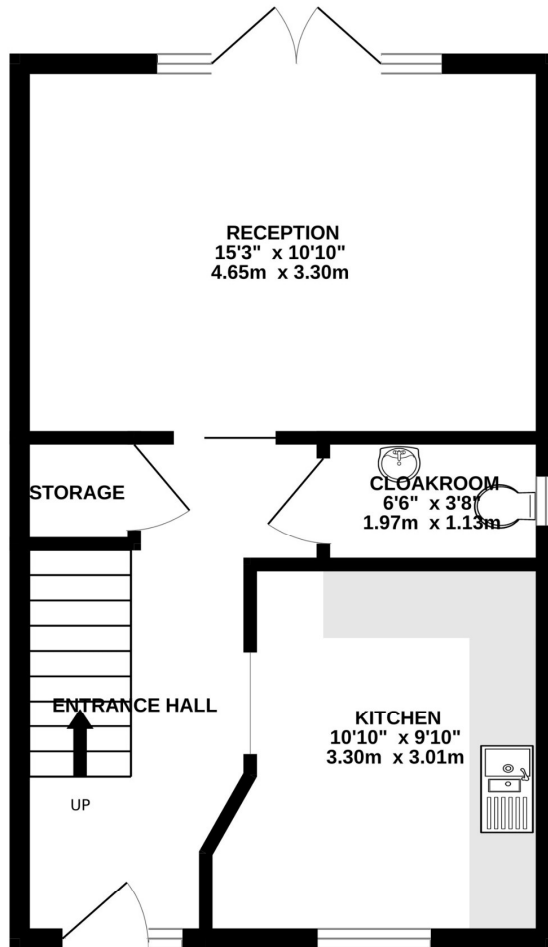
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

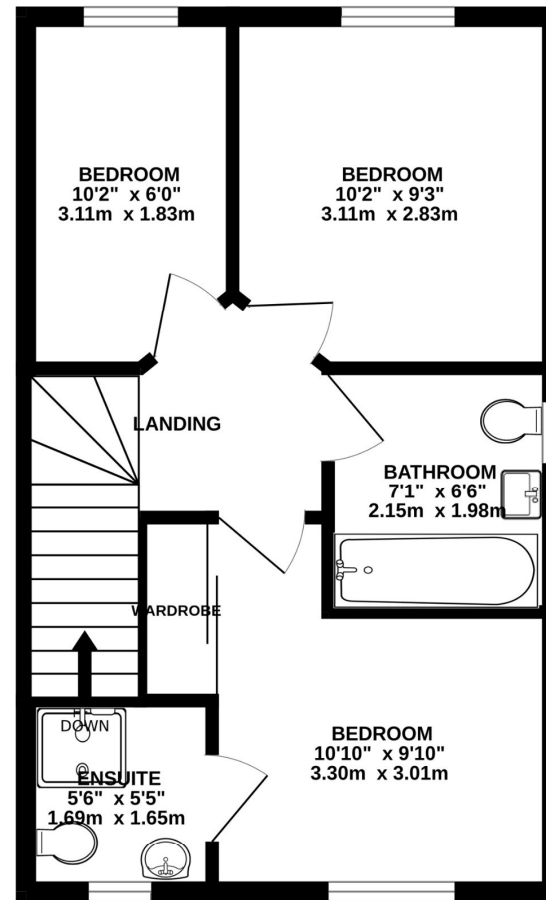




GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



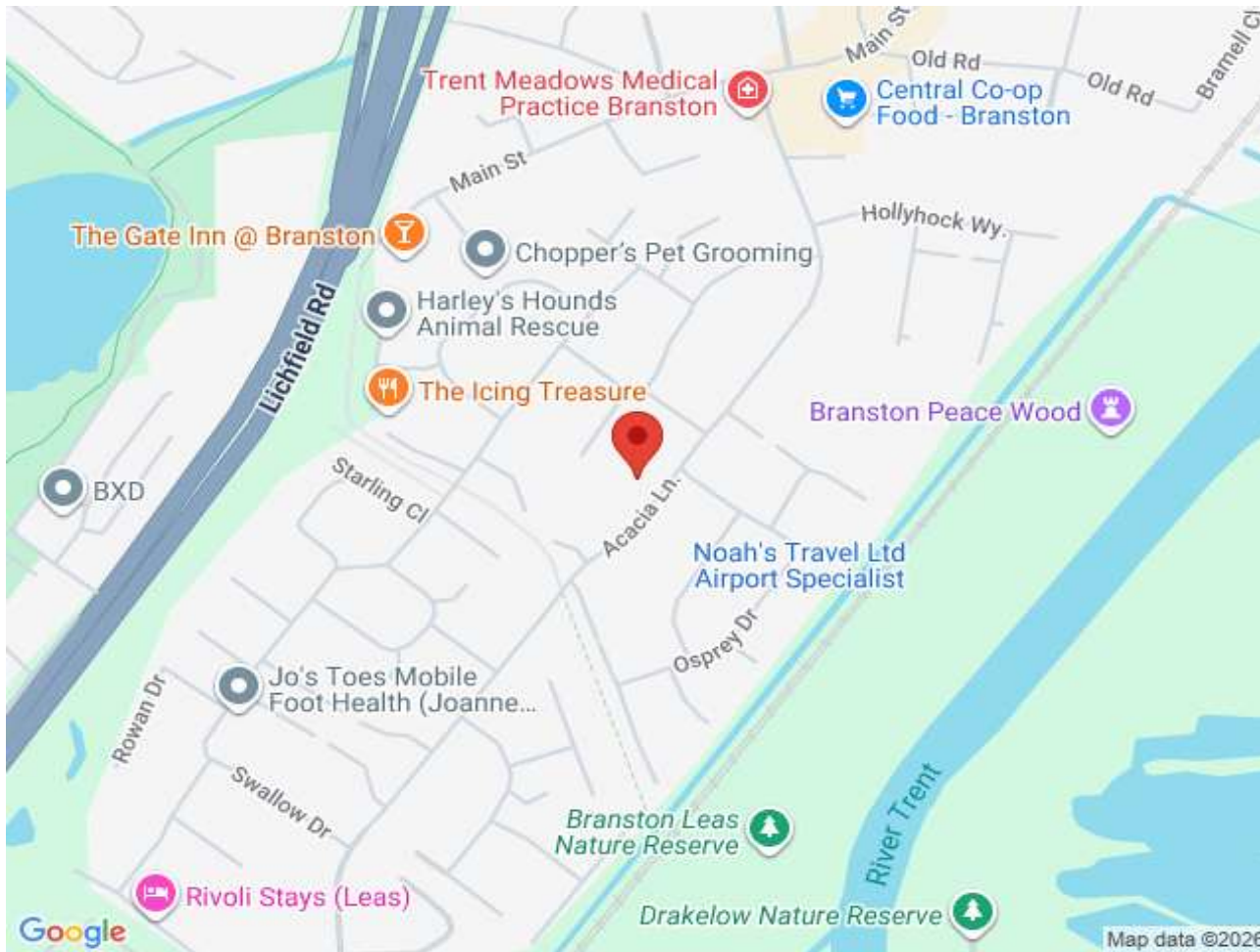
1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		