

Starling Close, Branston, Burton-On-Trent, DE14 3LQ

£270,000

Council Tax Band: D



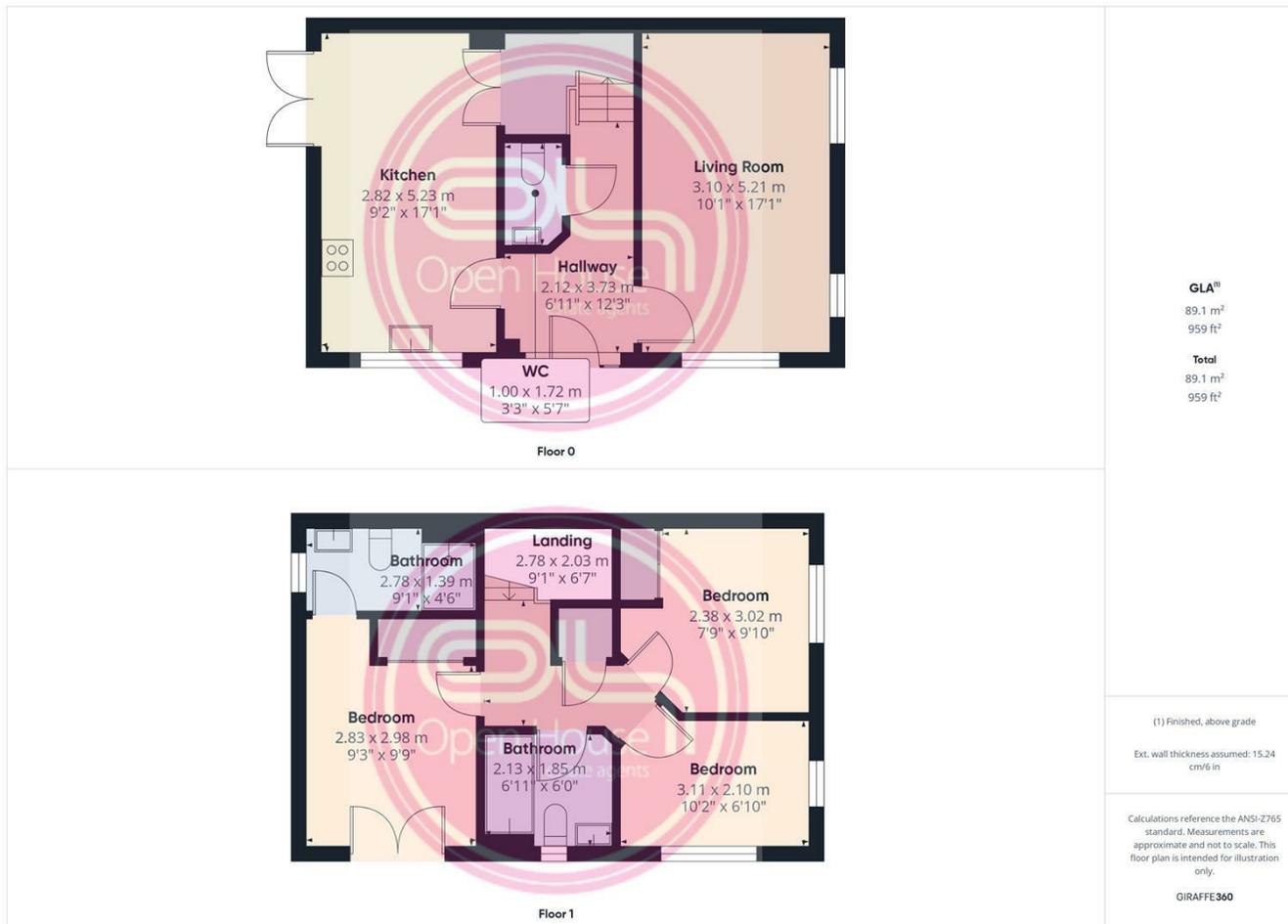
Set within the desirable Branston Leas development, this modern three-bedroom detached home offers contemporary family living in a peaceful residential setting. The property enjoys a spacious interior with bright, well-proportioned rooms, a landscaped rear garden, and parking for two vehicles.

The development itself boasts The National Forest Way walking route and Branston Leas Nature Reserve located within and around the estate — offering scenic countryside walks, wildlife habitats, and green open spaces right on the doorstep.

Ideally positioned for commuters, Branston provides easy access to the A38, A50, and Burton-upon-Trent railway station, while being close to excellent schools, shopping amenities, and leisure facilities. This includes a small precinct of the out-skirts of the development with a variety of shops and conveniences.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(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	