Acacia Lane

Branston, Burton-on-Trent, DE14 3UE

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£299,950

This immaculately presented, move-in ready three double bedroom detached home offers spacious and well-appointed accommodation, ideal for modern family living. Situated within walking distance of local amenities, the property also benefits from the remainder of its NHBC warranty, providing peace of mind for prospective buyers.

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Upon entering the property, you are welcomed by a generous entrance hallway which immediately sets the tone for the space on offer. From here there is access to a convenient downstairs W/C, along with a practical utility area and useful under-stairs storage.

To the front of the property is a beautifully proportioned living room, featuring a lovely bay window which allows natural light to pour in. The room is generously sized, comfortably accommodating a range of family-style living furniture and creating a warm and inviting space to relax.

The heart of the home is the impressive open plan kitchen diner, finished to a high specification. The kitchen features a range of modern wall and base units with complementary work surfaces that flow seamlessly into a stylish breakfast bar, creating both a practical workspace and an informal dining spot. Integrated appliances include a fridge freezer, dishwasher, eye-level oven, gas hob with extractor fan, and a double sink positioned beneath the window. The opposite side of the room provides ample space for a family dining table and chairs, with French doors opening directly onto the rear garden, making it an ideal setting for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress. To the front there is a low-maintenance frontage with a slabbed pathway leading to the entrance, offering a good degree of privacy. To the side, a tandem driveway provides off-road parking and leads to the detached garage, which benefits from electric power.

The south-east facing rear garden has been thoughtfully arranged to create a versatile outdoor space. Immediately outside the property is a patio area, perfect for outdoor dining and entertaining. Beyond this lies a well-kept lawn with planted borders and several trees, which bloom beautifully in spring and provide additional privacy. To the rear of the garden there is a further garden area, ideal as a BBQ spot, seating area, or additional storage space.

Overall, this is a stylish, immaculately presented detached home offering generous living accommodation, quality finishes, and attractive outdoor space - perfect for families or buyers seeking a ready-to-move-into property.

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. There is a communal maintenance charge for the development, currently £143.86 per annum.
Property construction: Standard
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref**: JGA/120326

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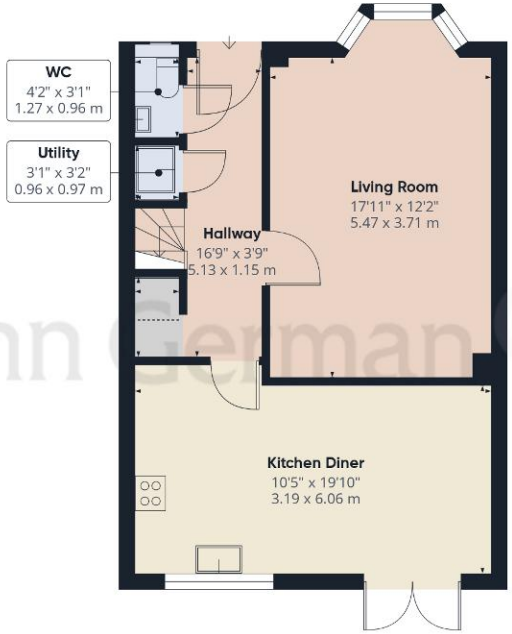
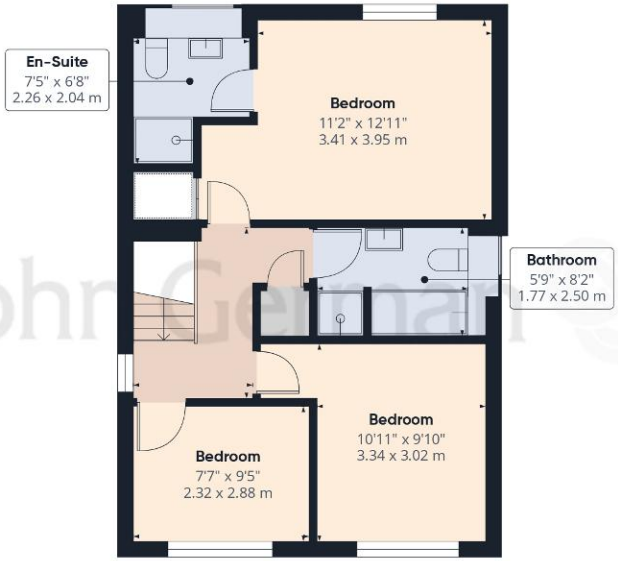


Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

1294 ft²

120.1 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90

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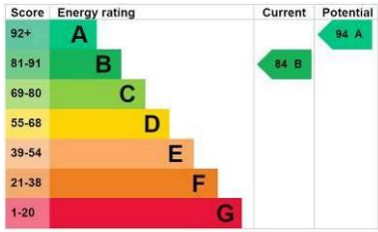

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