

Poplar Gardens

Burton-on-Trent, DE13 0UE

John German





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£285,000

A superb semi detached home with countryside views on a lovely edge of development position, immaculately presented throughout and ready to move into. Highlights include lounge, spacious dining kitchen, landscaped garden, two first floor double bedrooms and bathroom, amazing top floor master bedroom with en suite, large drive and detached garage.



Situated on a popular development built by Davidsons Homes is this impressive semi detached, beautifully presented throughout and ready to move into with fabulous countryside views, particularly from the first and second floor accommodation.

Occupying a lovely secluded spot accessed off a private driveway serving just a handful of properties, with a good expanse of drive providing plenty of off road parking and access to a detached single garage with an up and over front entrance door.

The accommodation spans three floors beginning with an entrance hallway which has staircase off to first floor and door opening through into a light and spacious living room with bay window framing views to front and door through to a further inner hallway with guest WC off having closed coupled WC and wash hand basin.

From here, a door leads through to the highlight of the ground floor which is a superb open plan breakfast kitchen equipped with a range of base and eye level units with work surfaces over, fitted breakfast bar, integrated appliances including hob, extractor hood, oven, microwave oven/grill, dishwasher and fridge freezer with tiled floor through. There is a lovely glazed bay opening out to fabulous landscaped garden ideal for outside entertaining with a paved terrace, corner decking, shaped lawns and side entrance via gate.

To the first floor, the landing with window to side has doors leading off to two of the three double bedrooms and a door opening into a further area of landing with a second staircase off leading to the second floor master suite.

Bedroom two is a generous double with fitted wardrobes providing plenty of storage together with window framing views to front. There is also a second L shape good sized bedroom with window framing views across the rear garden and countryside beyond. Both of these bedrooms share a well appointed family bathroom with part tiled walls, panelled bath, pedestal wash hand basin and WC.

The highlight of this home is an amazing second floor master suite complete with fitted wardrobes providing useful storage, skylight and a dormer style window framing views. A door leads through into an en suite shower room with part tiled walls, glazed shower cubicle, pedestal wash hand basin, WC and skylight.

Agents note: We understand there is an estate management fee currently payable to Meadfleet.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: TBC - 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 C

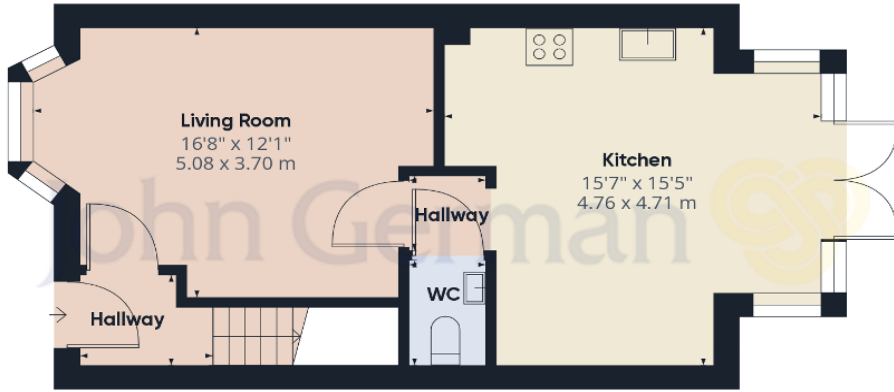
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

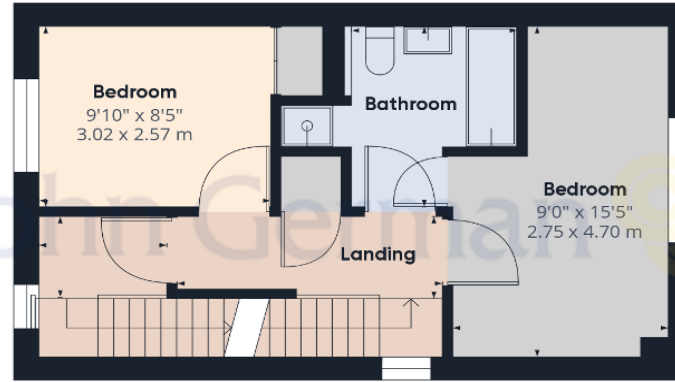
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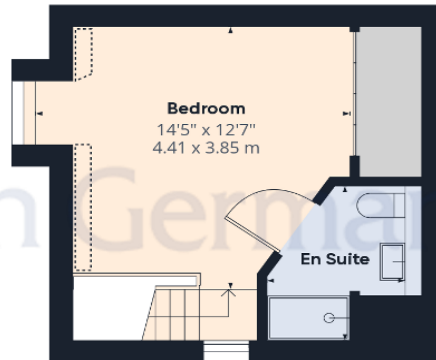




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1216.82 ft²


113.05 m²

Reduced headroom

8.82 ft²

0.82 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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