

Poplar Gardens

Burton-on-Trent, Staffordshire, DE13 0UE

John 
German






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£280,000



A beautifully appointed, detached family home, located at the end of Reservoir Road, situated on a sought-after development built by Davidsons Homes in 2018. Presented to a brilliant standard throughout and ready to be moved straight into.

This property boasts a brilliant, private position on the estate accessed off a private driveway serving just a few properties. To the front, the property offers a tarmaced driveway with space for at least two cars and access to the internal garage.

Upon entering, you are greeted by a welcoming hallway leading to a spacious living room, perfect for relaxation and entertainment.

The well-equipped kitchen/diner offers ample space for family meals while the adjacent utility room and WC add practicality to everyday living.

The integral garage provides additional storage or parking space and has power, lighting and EV charger point.

The first floor boasts three generously sized bedrooms, ensuring comfort for all family members. The main bathroom and en suite provide modern amenities for a growing family. The landing area connects all rooms seamlessly, creating a harmonious flow throughout the home. The loft space has been boarded for additional storage.

Situated on the desirable Poplar Gardens, this property benefits from excellent local amenities, including schools, parks, and shops. Burton on Trent offers a vibrant community with easy access to major transport links, making commuting to nearby cities effortless. The property falls in the catchment area for both John Taylor Free School and John Taylor High School (free council transport from the estate to JTFS). Other nearby schools include; Shobnall Primary Academy, Scientia Academy and many more. Poplar Gardens enjoys excellent road connectivity, with easy access to major routes such as the A38 and A444, facilitating smooth commutes to nearby cities like Derby, Nottingham, and Birmingham. The M1 motorway is also conveniently accessible, linking residents to the wider motorway network.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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

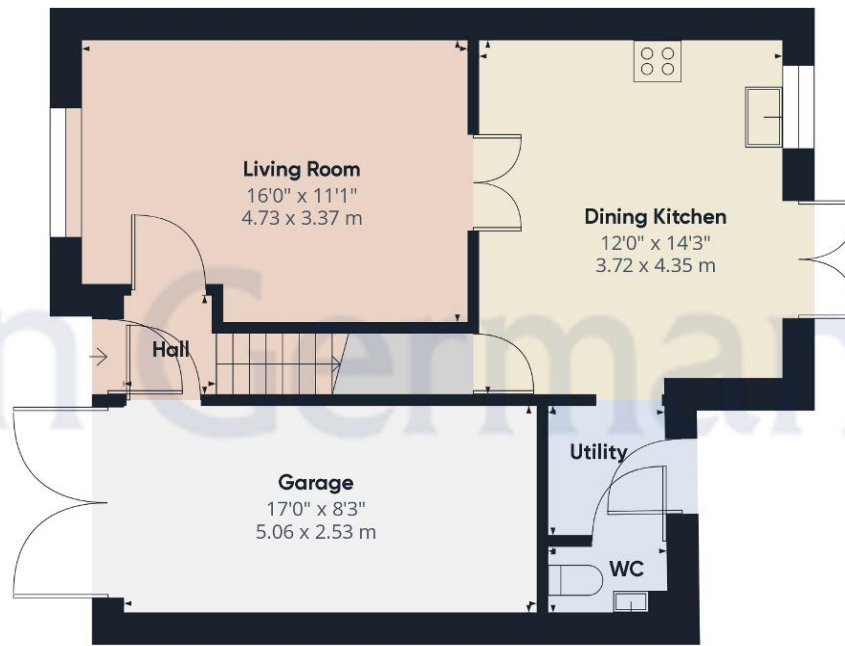
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15072024

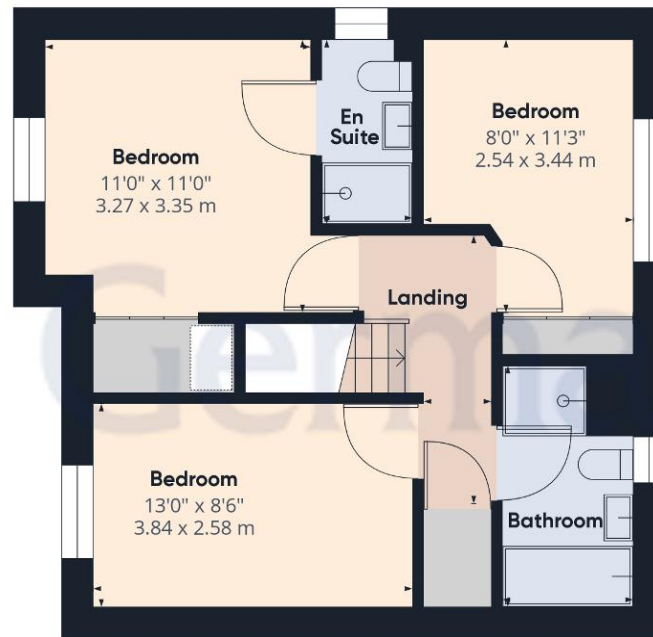
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1043.78 ft²

96.97 m²

(1) Excluding balconies and terraces

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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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.

Score	Energy rating	Current	Potential
92+	A		95 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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