

Poplar Gardens

Burton-on-Trent, DE13 0UE

John German





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£299,950

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.

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.

The property features a tarmac driveway at the front providing ample parking space for at least two cars and convenient access to the internal garage.

Upon entering, a welcoming hallway leads to a spacious and cosy living room featuring an artificial chimney breast and a front-facing window that floods the space with natural light.

The modern and well-equipped kitchen/diner is a fantastic space for entertaining featuring patio doors that open to the rear garden. It boasts matching wall and base units with worktops, an eye-level electric oven with an integrated microwave above, a gas hob with a cooker hood, an integrated dishwasher, an integrated fridge freezer and ample space for a dining table.

The adjacent utility room and WC enhance the practicality of everyday living. The utility space offers plumbing for washing machine, space for tumble dryer and houses the boiler.

To the first floor, this home offers three generous sized bedrooms, all of which can comfortably fit a double bed. The master bedroom is the pick of the three bedrooms having built in wardrobes and access to the en suite that has a wash hand basin, WC and walk in shower complemented by modern tiling. The other two bedrooms then share a family bathroom which includes a bath with mixer taps, a separate shower enclosure, WC and wash hand basin plus contemporary tiling.

The internal garage has been thoughtfully modified by the current owners to suit their needs. A partition wall and doorway divide the front garage storage area from a rear space, which is currently utilized to support the owners' business needs. This rear space could also serve as a perfect home office, games room, or other functional area. However, the partition wall can be easily removed, and the sellers are willing to restore the garage to its full size if desired by the purchaser.

The rear garden has been beautifully landscaped since the owners purchased the property new in 2019. Slightly larger than most similar properties on the estate, it features a well-maintained lawn bordered with decorative stone edging and is fully enclosed by wooden fencing for privacy. A patio area adds the perfect spot for outdoor relaxation or entertaining.

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.

Property construction: Brick

Parking: Drive

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/>

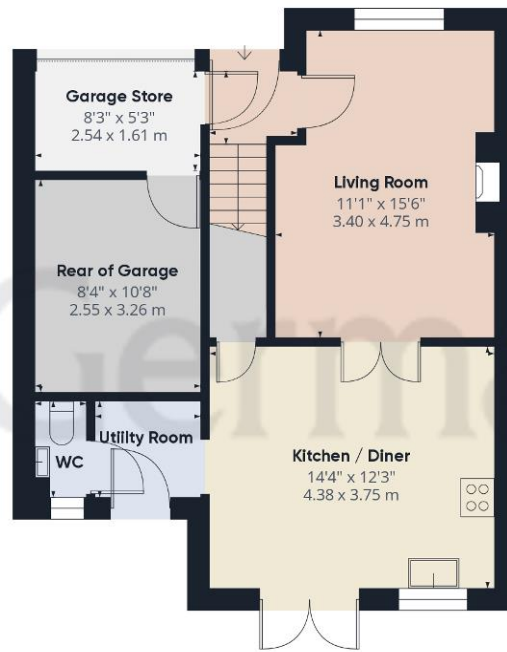
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

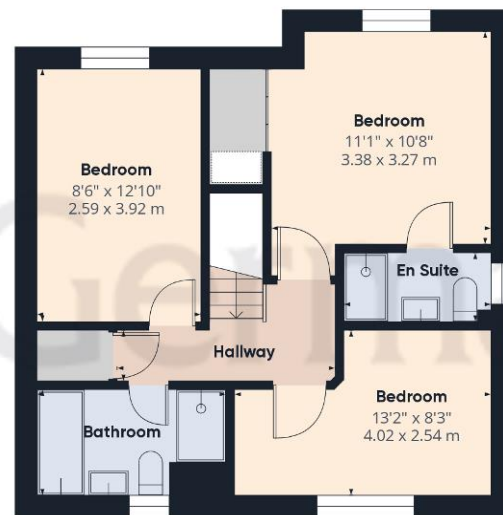
Our Ref: JGA/02012025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1043.02 ft²

96.9 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.

Calculations are based on RICS IPMS 3C standard.

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| 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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