

# Poplar Gardens

Burton-on-Trent, Staffordshire, DE13 0UE

John  
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£310,000

A fantastic opportunity for young and growing families to own a modern home, built by Davidsons Homes in 2018. Boasting four spacious bedrooms, a master with en suite plus a driveway and garage, this well-presented property is ready to be loved by its new owners.

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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 is approached by a charming garden with mature plants and a small hedge, separating the garden from the driveway. The tarmacked driveway offers off road parking for multiple vehicles and leads onto the detached garage. The garage has power and lighting throughout and is accessed via an up and over door to front.

As you enter the home, the through hallway opens up to the main living areas of the ground floor, alongside the downstairs WC, with stairs leading to the first floor landing. The home enjoys a spacious living room at the front with a bay window flooding the room with natural light. One of the main features of this lovely home is the open plan kitchen / diner featuring a range of matching wall and base units, eye level electric oven, integrated microwave, gas hob with cooker hood above, integrated dishwasher, integrated fridge freezer along with a useful utility cupboard which has plumbing for washing machine and space for tumble dryer. Patio doors which lead to the rear garden.

Moving upstairs, the home boast four generous sized bedrooms. The pick of the four bedrooms has to be the master bedroom with built in wardrobes and access to its own en suite shower room featuring a shower enclosure, WC and wash hand basin. The other three bedrooms then share a family bathroom that has a bath with mixer taps and shower above, wash hand basin and WC.

The rear garden has been modified by the current sellers since their purchase from new. The garden features a spacious decking area which is ideal for outdoor furniture and a well maintained lawn area with mature planted borders. Fully enclosed with wooden fencing for privacy, the garden also benefits from a side gate providing direct access to the driveway.

**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:**

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

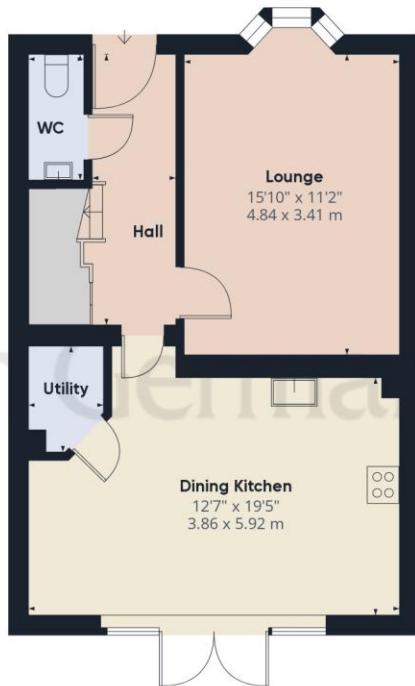
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30012025

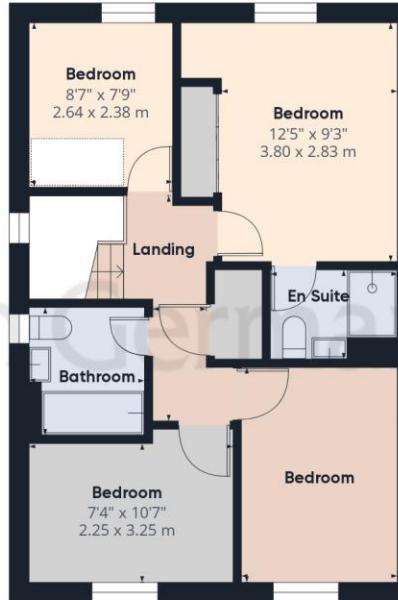
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1243.78 ft<sup>2</sup>  
115.55 m<sup>2</sup>



(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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#### Agents' Notes

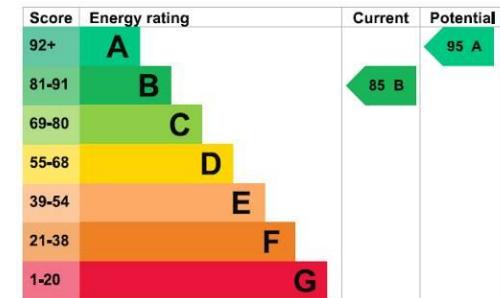
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#### Referral Fees

**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.



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