

Reservoir Road

Burton-on-Trent, , DE14 2FS

John German



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£399,950

Located on a popular development, built by Davidsons in 2018, is this executive style detached family home on Reservoir Road. Benefitting from FOUR generous sized bedrooms OPEN PLAN KITCHEN / DINER to rear and presented to a SHOW HOME standard throughout.

Situated on the desirable Reservoir Road, 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 and Henhurst Ridge Primary Academy.

To the front of the home, there is a tarmacked driveway for off road parking, alongside a lawn area to the right of the front garden. The internal garage can also be accessed from the front via up and over doors. The garage is equipped with power and lighting. To the left hand side of the property, there is a fitted EV car charger point.

As you enter, you're greeted by a spacious hallway that provides access to the ground-floor living accommodation and features a staircase leading to the first floor. To the right of the hallway, you'll find the living room which has contemporary décor throughout with wooden shutter blinds and a featured bay window. To the rear of the hallway lies the modern, fully fitted kitchen and dining area. Wrapping around the rear of the property, this versatile space is perfect for entertaining or creating a separate living room / playroom. The kitchen is equipped with matching wall and base units topped with sleek worktops, eye-level electric oven, gas hob with a cooker hood above, integrated dishwasher and a stainless steel sink with a drainer. The dining area off the kitchen has patio doors leading to the rear garden. Adjacent to the kitchen is the convenient utility room, with plumbing for washing machine, space for tumble dryer and door leading to the internal garage. To finish the ground floor living accommodation, this home also has a downstairs WC.

The first floor boasts four generously sized bedrooms, three of which can comfortably accommodate a double bed along with ample bedroom furniture. The highlight of the first floor is the master bedroom, complete with built-in wardrobes and access to a modern en suite which features a sleek shower enclosure, a WC and a wash hand basin. The remaining three bedrooms share a spacious family bathroom. This well-appointed bathroom includes a bath with mixer taps, separate shower enclosure, WC and a wash hand basin.

The rear garden has been thoughtfully redesigned by the sellers since their purchase in 2018. The space features a lawned area, bordered by wooden fencing that ensures privacy from neighbouring properties. A stylish decking area to the back of the garden, provides the perfect spot for outdoor furniture, whilst having an outdoor electric point.

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: Standard **Parking:** Driveway & garage **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 E

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

Our Ref: JGA12032025

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.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1579.18 ft²

146.71 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 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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