



**ABODE**  
SALES & LETTINGS



"River View" Riverside Park  
, Burton-On-Trent, DE14 1RJ

£225,000





## "River View" Riverside Park

, Burton-On-Trent, DE14 1RJ

\*\*\* BRAND NEW \*\*\* TURN KEY LODGE WITH FITTED APPLIANCES \*\*\*

Nestled in an idyllic setting, this beautifully designed and custom-built lodge offers a unique blend of luxury and nature. With sweeping, uninterrupted views over the meandering River Trent and the serene washlands beyond, this property promises a truly tranquil escape. Every aspect of this lodge has been thoughtfully crafted, featuring modern architecture that seamlessly blends into the natural surroundings.

The lodge offers spacious living room, fully fitted kitchen with integrated appliance, dining room, laundry, master with ensuite shower room, second bedroom and family bathroom. The contemporary finishes and large windows frame the breathtaking landscape. Relax on the private deck and take in the ever-changing scenery, from wildlife along the riverbanks to the soft glow of the sunset over the water.







**Kitchen Diner**  
18,9 x 9,2 (5.49m,2.74m x 2.74m,0.61m)

**Living Room**  
18.10 x 9.10 (5.49m.3.05m x 2.74m.3.05m)

**Hallway**  
9 x 3.4 (2.74m x 0.91m.1.22m)

**Master Bedroom**  
14.2 x 8.1 (4.27m.0.61m x 2.44m.0.30m)



**Ensuite**  
8.2 x 4.4 (2.44m.0.61m x 1.22m.1.22m)

**Bedroom Two**  
8.11 x 8 (2.44m.3.35m x 2.44m)

**Bathroom**  
6.4 x 5.10 (1.83m.1.22m x 1.52m.3.05m)

**Laundry**  
5.10 x 2.4 (1.52m.3.05m x 0.61m.1.22m)



## Floor Plan



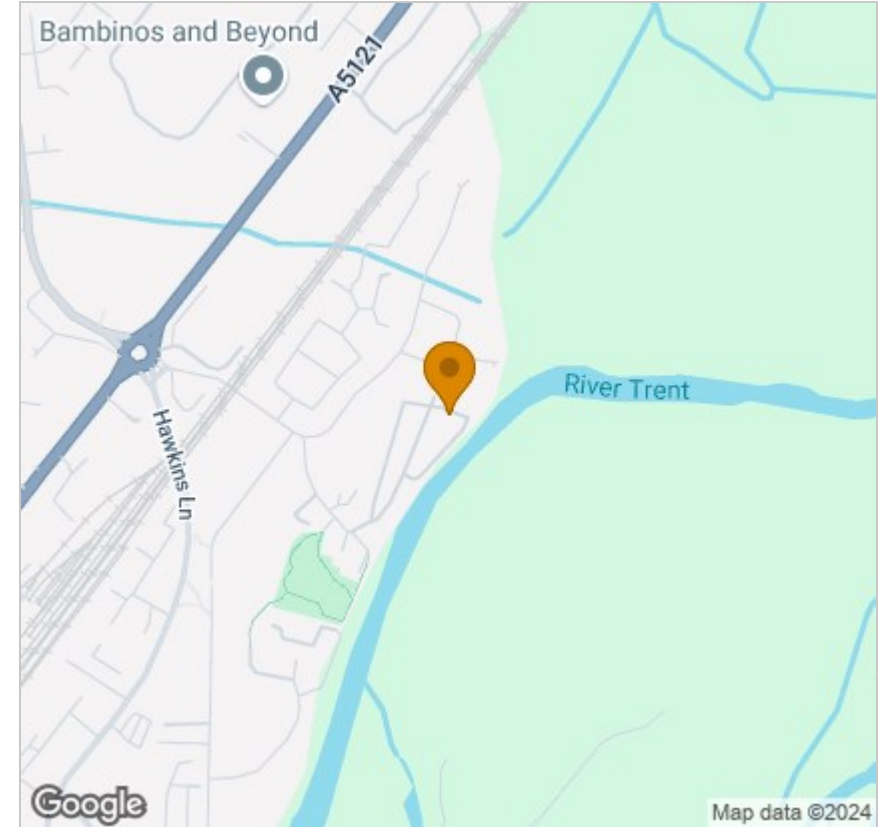
## Viewing

Please contact our Abode Burton Sales Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

