

Sold STC



Poplar Gardens, Burton-on-Trent



3



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£285,000



## Key Features

- Three Bedroom Detached Home
- Corner Plot Position
- High Level Specification
- Extensive Driveway & Garage
- Master Bedroom with En-Suite
- Upvc Double Glazing & Gas Central Heating
- EPC rating B
- Freehold





A stunning three double bedroom detached property, built by Davidson Homes and presented to the highest standard, awaits your family in a desirable location. This beautifully designed home blends comfort, style, and practicality, giving you and your loved ones the perfect place to create lasting memories.

As you step inside, you'll immediately be impressed by the spacious living room, ideal for family gatherings or entertaining guests. The meticulously designed kitchen offers ample space to cook and dine together, making meal times a joy. The master bedroom is a true sanctuary with its own en-suite for added luxury, while the additional bedrooms provide versatility as guest rooms or home office/study spaces.

Outside, a double width driveway leads to a garage, providing plenty of space for your vehicles. With double glazing and gas central heating throughout, this thoughtfully designed home ensures utmost comfort all year round.

Conveniently located near a variety of amenities, this property offers easy access to shops, restaurants, and schools, making family life that much easier. Enjoy leisurely walks in the nearby parks, or explore the rich history of the surrounding area.

Don't miss this fantastic opportunity to own a beautiful family home in a sought-after location. Contact us now to schedule a viewing and start the next chapter in your family's story.

### Accommodation In Detail

#### Open Canopied Entrance

having composite entrance door leading to:

#### Entrance Hall

having staircase rising to first floor, one central heating radiator and thermostatic control for central heating.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, one central heating radiator and fitted extractor vent.

#### Front Sitting Room

having double glazed bay window to side elevation, Upvc double glazed window to front elevation, two central heating radiators and fitted smoke alarm.

#### Open Plan Dining Kitchen

having Upvc double glazed windows to front and side elevations, Upvc double glazed French doors opening out to the side patio area, two central heating radiators, range of high gloss grey fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with stainless steel extractor over, AEG oven and microwave and integrated dishwasher and fridge/freezer.

#### Utility Room

having half obscure double glazed door to rear elevation, wall mounted Ideal gas fired central heating boiler, plumbing for washing machine, useful understairs storage cupboard and one central heating radiator.

#### On The First Floor

##### Landing

having Upvc double glazed window to rear elevation, one central heating radiator, access to loft space and useful overstairs storage cupboard.

##### Master Bedroom

having Upvc double glazed window to side elevation, one central heating radiator and two double built-in wardrobes.





### En-Suite

having over-sized shower enclosure with sliding glass and chrome doors, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation, heated chrome towel radiator and fitted shaver point.

### Bedroom Two

having Upvc double glazed window to front elevation and one central heating radiator.

### Bedroom Three

having Upvc double glazed window to rear elevation and one central heating radiator.

### Bathroom

having suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash basin, low level wc, heated chrome ladder towel radiator, obscure Upvc double glazed window to front elevation, low intensity spotlights to ceiling, fitted extractor vent and ceramic tiling to floor.

### Outside

To the front of the property is a hard landscaped garden area. To the rear is a double width driveway providing access to a detached brick built garage. There is an extensively walled mainly lawned rear garden offering good privacy.

### Detached Brick Built Garage

having up and over door, electric light and power.



### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

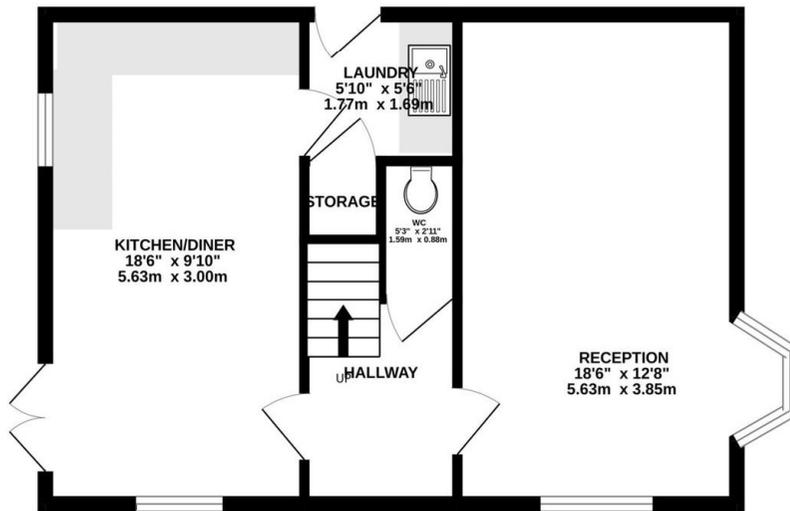
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

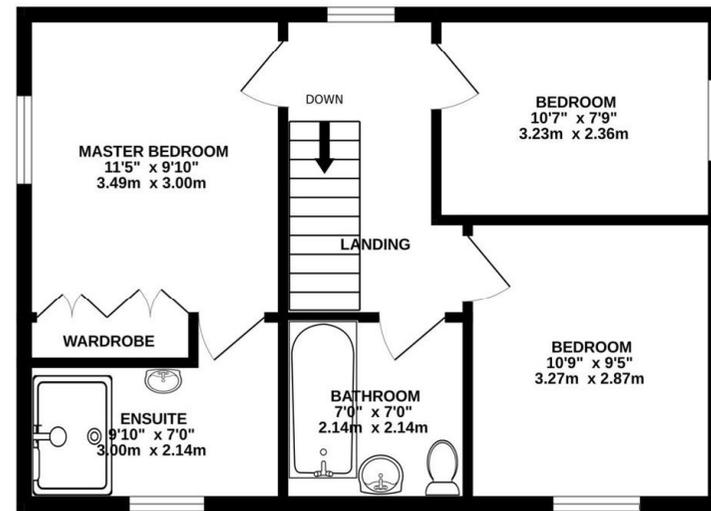
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1021sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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