



Maple Drive, Burton-On-Trent, DE13 0SN

£460,000



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Offered to the market in immaculate condition, this executive five-bedroom, three-storey detached home on a cul-de-sac on Maple Drive, Burton upon Trent, provides spacious, versatile living with premium finishes throughout. Located in a sought-after modern development, the property boasts an elevated position with uninterrupted field views to the front and has been enhanced with high-specification upgrades inside and out.

Ground Floor Accommodation

Hallway – 7.28m x 1.26m (23'11" x 4'2")

A welcoming and generous hallway finished with striking herringbone dark oak flooring, recently fitted and continuing seamlessly through the entire ground floor. Neutral décor, inset ceiling spotlights and under-stairs storage add both style and practicality.

Study (Ground Floor) – 3.61m x 2.43m (11'10" x 7'12")

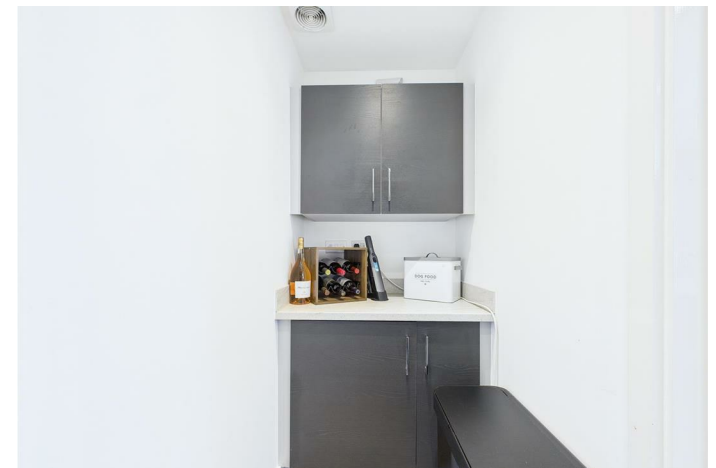
A spacious and light-filled office, ideal for remote working or as a playroom, with front-facing window and continued herringbone flooring.

WC – 1.10m x 2.04m (3'7" x 6'8")

Beautifully presented with a modern white suite comprising WC and pedestal basin, half-height tiling and feature painted wall.

Kitchen/Diner – 3.24m x 6.90m (10'8" x 22'8")

This stunning open-plan kitchen/diner spans the rear of the home and features sleek dark cabinetry, quartz-effect worktops, integrated double oven, gas hob with extractor, wine cooler, fridge freezer and dishwasher. A



breakfast bar provides additional storage and seating. There's ample space for a family dining table and French doors open directly onto the rear patio. The herringbone dark oak flooring continues throughout, giving a cohesive high-end feel.

Utility Room – 1.02m x 2.89m (3'4" x 9'6")

Accessed via the kitchen, the utility offers matching cabinetry, countertop sink, plumbing for appliances, allowing a separate space for laundry.

First Floor Accommodation

Living Room – 4.86m x 6.98m (15'11" x 22'11")

A truly exceptional reception room located on the first floor, with a triple window aspect overlooking open fields. Herringbone dark oak flooring and a feature wall create a luxurious yet comfortable space perfect for entertaining or relaxing.

Bedroom Two – 3.51m x 2.81m (11'6" x 9'3")

Double bedroom with fitted mirrored wardrobes, plush carpeting and ample space for freestanding or fitted furniture.

Bedroom Three – 2.66m x 4.02m (8'9" x 13'2")

A further spacious double room, neutrally decorated and carpeted, with views over the rear garden.

Family Bathroom – 2.17m x 3.23m (7'1" x 10'7")

Modern and spacious with fully tiled walls and floor, bath, separate shower cubicle, WC, pedestal basin, and heated towel rail.

Second Floor Accommodation

Primary Bedroom – 3.81m x 4.06m (12'6" x 13'4")

A superbly sized bedroom benefiting from dormer and Velux-style windows, fitted carpet and access to a luxurious walk-through dressing area and en-suite.

En-Suite – 2.70m x 2.55m (8'10" x 8'4")

Generous and beautifully finished with walk-in shower, WC, pedestal basin, chrome towel rail and tasteful tiling.

Bedroom Four / Office Two – 3.49m x 3.16m (11'5" x 10'4")

Another double room with Velux window, currently used as a dressing room but ideal as a fourth bedroom or secondary office.

Bedroom Five – 2.43m x 3.61m (8'0" x 11'10")

Currently being used as a gym but is a flexible space suitable for a bedroom

Outside

To the front of the property is a double-width tarmac driveway leading to the integral garage. The front lawn has been upgraded to a maintenance-free artificial turf, complemented by decorative white stone borders.

The rear garden is the largest of the neighbouring properties, and has been landscaped to a high standard with silver birch wood-effect porcelain plank tiling across the patio and side passage. This stylish, low-maintenance space also features artificial grass, offering year-round usability with minimal upkeep. A side gate provides convenient access.

Additional Information

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

Local Authority Area: East Staffordshire





Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

****Money Laundering Regulations 2003.****

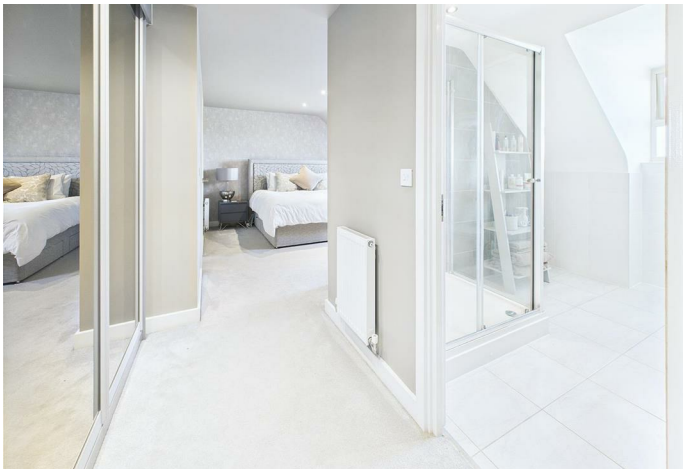
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

****Floorplans: and Land Outlines****

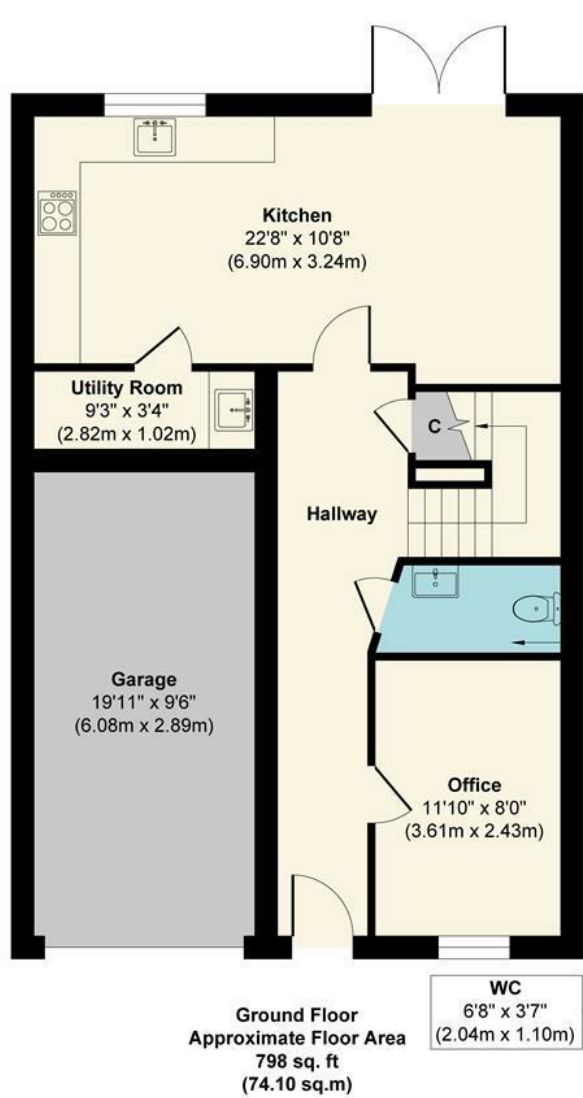
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.








Maple Drive



Approx. Gross Internal Floor Area 2,234 sq. ft / 207.47 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY
East Staffordshire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Stunning three-storey detached, cul-de-sac family home
- Five spacious bedrooms
- Newly fitted elegant herringbone dark oak flooring throughout the ground floor and lounge
- Contemporary open-plan kitchen/dining space with breakfast island and integrated appliances
- Executive lounge, spacious and luxurious with countryside views
- Luxurious top floor master suite
- Beautifully landscaped rear garden with silver birch wood-effect porcelain plank tiling
- Artificial lawn to both front and rear gardens
- Driveway and integral garage
- Centrally located for commuters



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