



Offers In Excess Of £450,000

4 Bedroom Detached House for sale
53 DOVERIDGE ROAD, BURTON-ON-TRENT





Overview

VIRTUAL TOUR AVAILABLE - Nestled within a quiet cul-de-sac, this impressive four-bedroom detached family home boasts a South/West-facing rear garden with direct access to the National Forest. Featuring a modern fitted kitchen/family room, spacious living areas, two ensuites, and a conservatory.



Key Features

- LEGAL PACK & SEARCHES READY
- VIRTUAL TOUR AVAILABLE
- Four-bedroom detached family home in a quiet cul-de-sac
- South/West-facing rear garden with direct access to the National Forest
- Modern open-plan kitchen and family room
- Spacious lounge, dining room, and bright conservatory
- Two ensuite bedrooms plus a modern family bathroom and ground floor W.C.
- Close to highly regarded schools, Bretby Golf Course, and local amenities
- Excellent transport links to the A38, M42, and Burton-on-Trent railway station
- ENQUIRE 24/7 VIA OUR EWEMOVE WEBSITE





Tucked away in a peaceful cul-de-sac, this beautifully presented four-bedroom detached family home offers an exceptional blend of comfort, space, and lifestyle. With a sun-drenched south/West-facing rear garden and direct access to the scenic National Forest, the property provides an idyllic setting where nature and modern living harmoniously meet.

Step inside to discover thoughtfully designed interiors that cater perfectly to family life. The welcoming hallway leads to a stylish lounge, an elegant dining room, and a bright conservatory-ideal for relaxing or entertaining year-round. At the heart of the home lies a modern kitchen and family room, beautifully appointed to create a sociable and contemporary space for everyday living. A convenient W.C. completes the ground floor.

Upstairs, four generously proportioned bedrooms offer comfort and privacy for the whole family. Two benefit from their own ensuite bathrooms, while a well-appointed family bathroom serves the remaining rooms, ensuring both practicality and luxury.

The location is equally impressive. The property is within easy reach of supermarkets, highly regarded junior and secondary schools, and prestigious private education options. Leisure opportunities abound, with Bretby Golf Course and local leisure centres nearby. Burton-on-Trent railway station, just three miles away, provides excellent transport links, while Queen's Hospital, local doctor surgeries, and dental practices are all conveniently close.

Perfectly positioned for commuters, the home offers swift access to the M42 for Birmingham and the South, and the A38 for Derby, Nottingham, and Leicester. Situated between the A511 and A444, it combines tranquillity with outstanding connectivity.

This is more than just a house-it's a lifestyle opportunity in a truly desirable setting.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold



LEGALLY READY

Property Construction: Traditional.

Parking: Driveway & double garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: D.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Floorplans



Approximate total area⁽¹⁾
95 m²
1023 ft²

(1) Excluding balconies and terraces

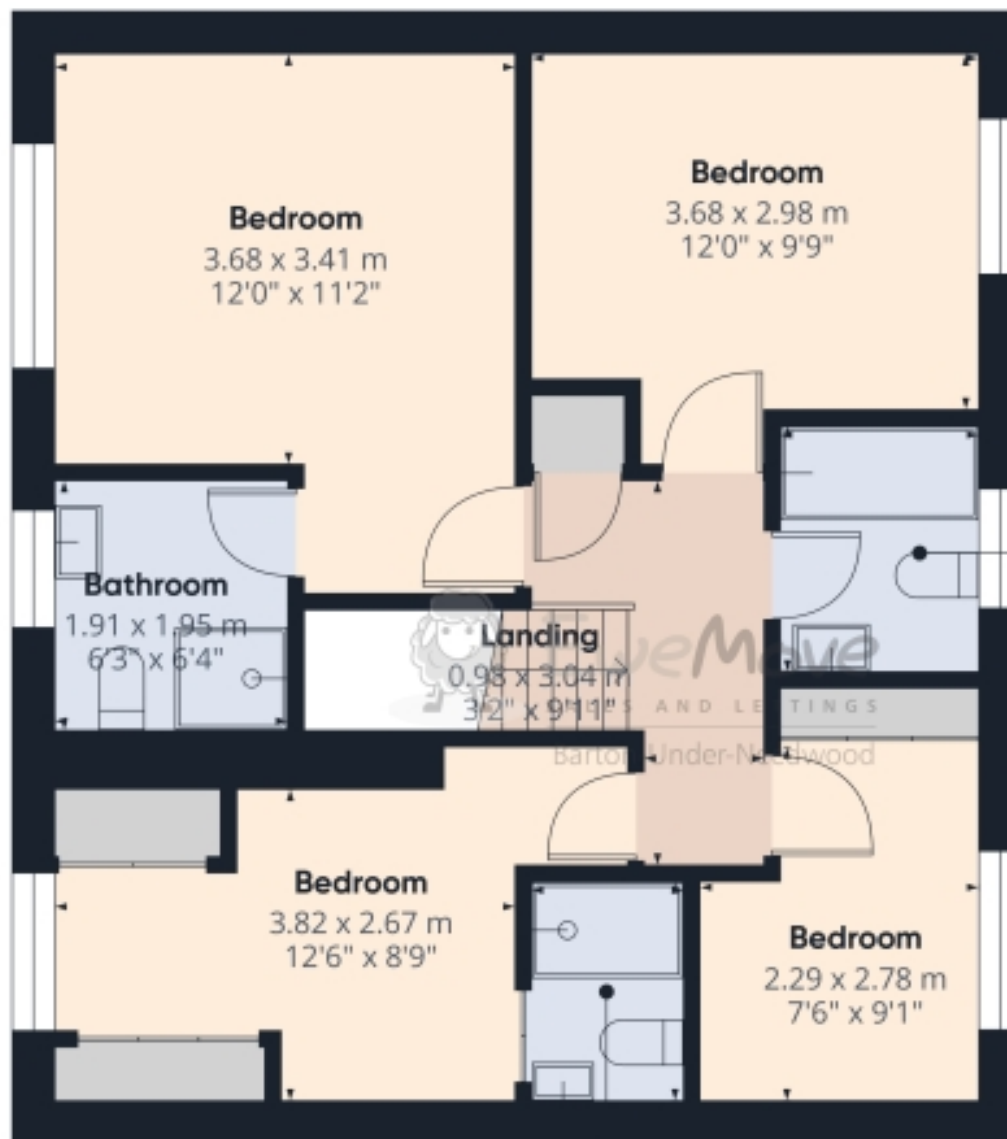
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

Floorplans



Approximate total area⁽¹⁾
56.3 m²
607 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
 151.3 m²
 1630 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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