



Moore Road, Anslow, Burton-On-Trent, DE13 9ST

Nicholas  
Humphreys

£365,000

**\*\* Video Tour \*\* Detached Home \*\* 4 Bedroom & Garage \*\***

An attractive modern four-bedroom detached family home occupying a generous corner plot within the popular Outwood's Meadows development by Bloor Homes, in the sought-after suburb of Outwood's near Anslow. The property offers well-proportioned and versatile accommodation throughout, including a welcoming reception hallway, guest cloakroom, spacious lounge with feature bay window, and an impressive open-plan living, dining and kitchen space with integrated appliances and French patio doors opening onto the rear garden, complemented by a separate utility room.

To the first floor, the home provides four generously sized bedrooms, with the master bedroom benefiting from triple built-in wardrobes and an en-suite shower room, together with a well-appointed four-piece family bathroom.

Externally, the property enjoys driveway parking for two vehicles leading to a single garage, along with a landscaped and enclosed rear garden featuring patio seating and lawned area.

Situated within easy reach of local amenities, reputable schools, Burton-on-Trent town centre, and excellent transport links including the A38, this property represents an ideal family purchase. Viewing is highly recommended.



## The Accommodation

A modern family detached home occupying a generous corner plot within the newly established Outwood's Meadows development by Bloor Homes, positioned in the desirable suburb of Outwood's alongside the village of Anslow. This delightful property sits on an established plot with front garden and low-level hedging, with a double-glazed entrance door leading to a welcoming reception hallway.

The reception hallway provides a useful below-stairs storage cupboard, single radiator, staircase rising to the first-floor accommodation, and a door leading through to the fitted guest cloakroom, which is appointed with a WC, hand wash basin, and single radiator.

A particular feature of the home is the spacious lounge positioned to the side aspect, enjoying a feature bay window to the side elevation and an additional window to the front, allowing an abundance of natural light. The room offers ample space for a variety of soft furnishings, benefits from a double radiator, and has a door returning to the hallway.

Unique to this design is the impressive open-plan living, dining and kitchen space. The kitchen area is fitted with a comprehensive range of white gloss-fronted base cupboards and drawers with matching eye-level wall units, incorporating a four-ring gas hob with extractor hood above, built-in double oven, concealed fridge and freezer, and integrated dishwasher. A UPVC double-glazed window overlooks the rear aspect, and a door provides access through to the utility room.

The remaining open-plan area forms a spacious dining and living area, offering room for both dining furniture and additional soft furnishings, with a double radiator, UPVC double-glazed window to the side elevation, and UPVC double-glazed French patio doors opening out onto the landscaped rear garden.

The utility room offers further storage cupboards, freestanding plumbing and appliance space for a washing machine and tumble dryer, and houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

To the first floor, the landing has doors leading to all principal bedrooms, access to the loft space, and an airing cupboard. The master bedroom benefits from triple built-in wardrobes with mirrored sliding doors, UPVC double-glazed window, radiator, and a door leading through to the en-suite shower room. The en-suite is fitted with a double shower enclosure with thermostatic shower and complementary wall tiling, WC, hand wash basin, radiator, and UPVC double-glazed window.

There are three further generously proportioned bedrooms, with the second bedroom enjoying views over the well-maintained rear garden.

The family bathroom offers a four-piece white suite comprising WC, hand wash basin, panelled bath with mixer shower tap attachment, and a separate double walk-in shower enclosure with thermostatic shower, complementary tiling, heated towel rail, shaver point, and UPVC double-glazed window.

Outside, to the rear of the property, a driveway provides off-road parking for two vehicles and leads to the single garage. Gated access from the driveway opens into the enclosed rear garden, which features a light grey patio seating area, lawn, and a mixture of fenced and walled boundaries.

An attractive home set on an established corner plot within a modern development on the outskirts of Anslow, conveniently located for local amenities, reputable schools, Burton-on-Trent town centre, and excellent road links including the A38. All viewings are strictly by appointment only.

## Reception Hallway

## Guest Cloakroom

Lounge  
20'2 x 11'3

Living Kitchen Diner  
20'2 max x 15'0 max

Utility Room  
7'1 x 5'2

Master Bedroom  
11'7 max x 10'8 max

## En-suite Shower Room

Bedroom Two  
10'10 x 10'9

Bedroom Three  
11'0 max x 9'3 max

Bedroom Four  
9'1 max x 8'6 max

## Family Bathroom

## Single Garage

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: E

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents 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. 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. The home will be subject to an onsite management fee at an estimated cost of £150 per year. Subject to change and annual review  
Draft details awaiting vendor approval and subject to change



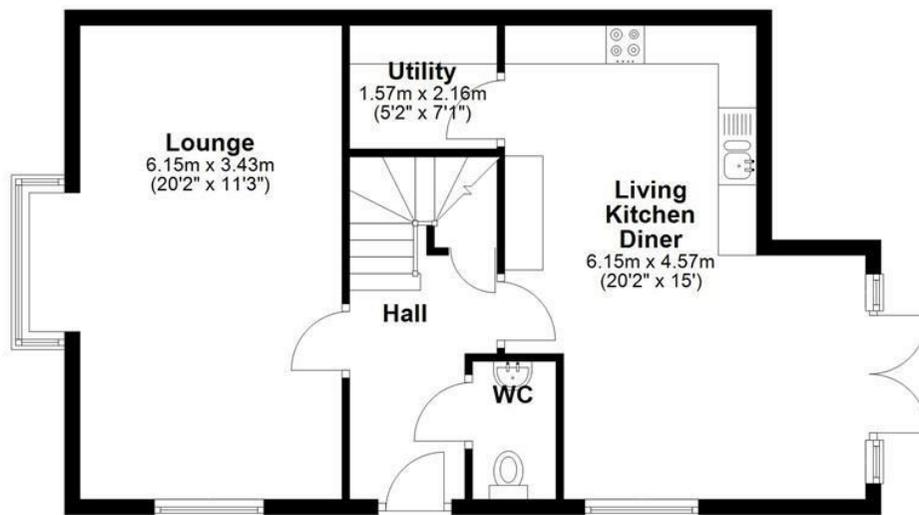




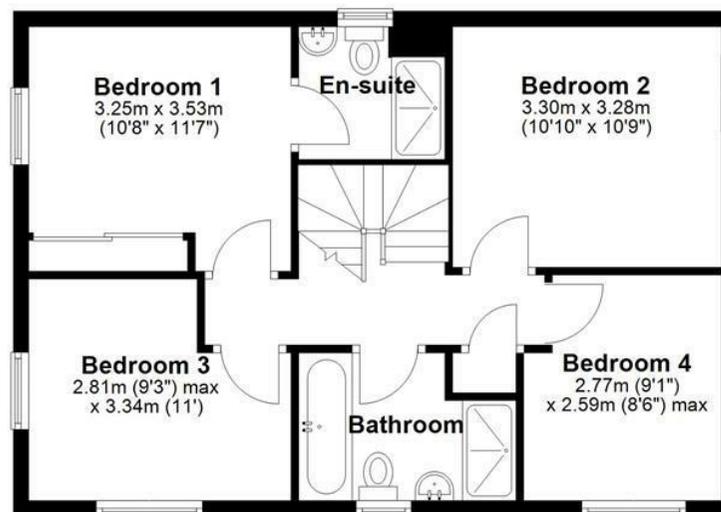




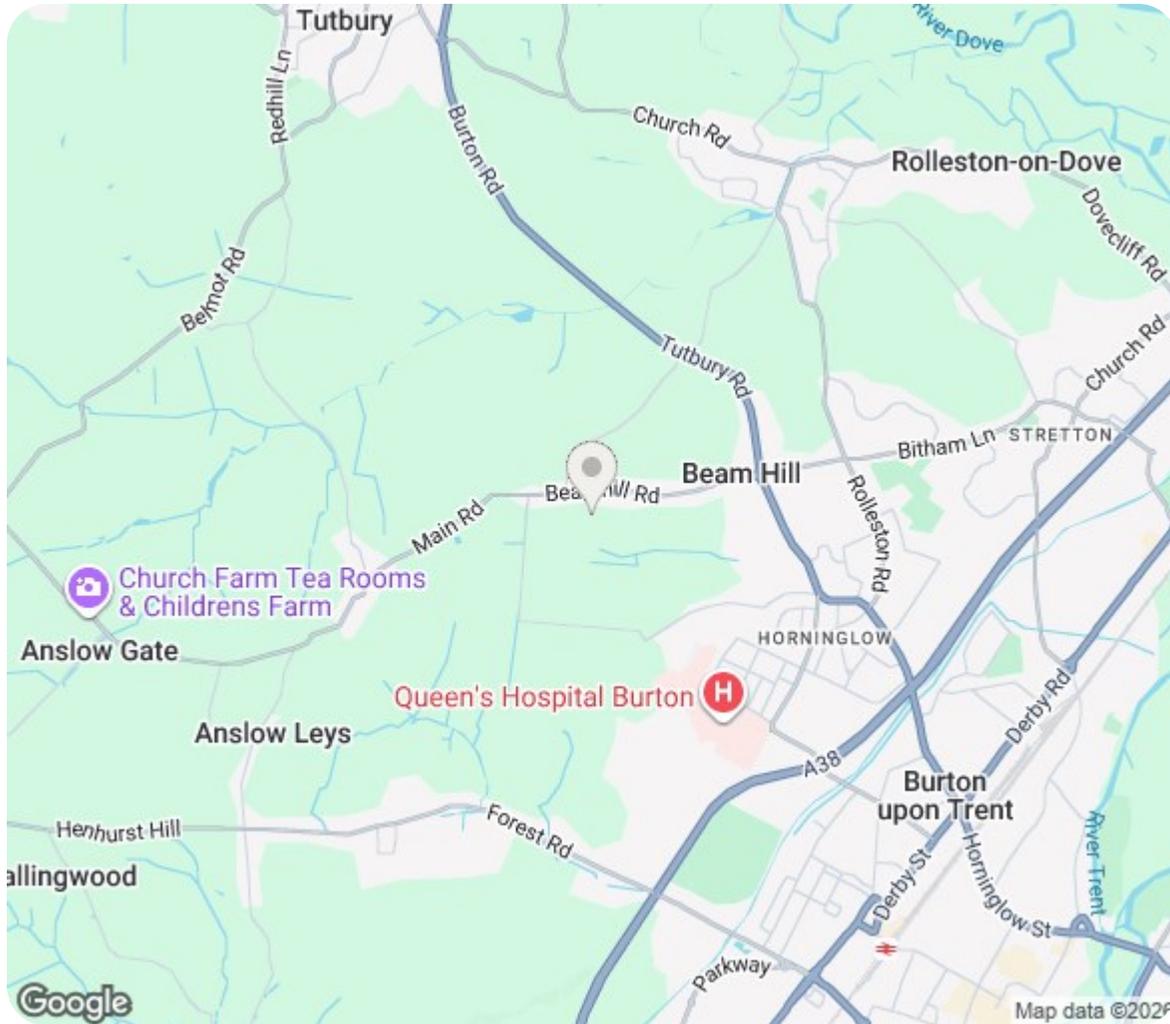
### Ground Floor



### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band E      Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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