



22 Rook Drive, Burton on Trent, DE13 9FD



Residing at an enviable elevated position overlooking countryside views is this executive detached home, offering beautifully presented and thoughtfully designed interiors, four double bedrooms and a peaceful cul de sac setting. accommodation extending over three floors the property offers a versatile layout ideal to suit those needing space to working from home or a growing family, alongside an attractive traditionally styled exterior and a quality finish attributed to David Wilson Homes.

The central reception hall opens into a spacious lounge and a family dining kitchen, also having a utility and cloakroom to the

ground floor. The first floor wrap around landing leads into a luxurious master suite with fully fitted dressing room and en suite, with a second bedrooms and family bathroom also accessed from this landing. The second floor offers two further double bedrooms alongside a modern shower room. Outside, there is parking for two vehicles to the fore of the detached single garage, and the property enjoys a picturesque outlook over a communal green and countryside beyond. The garden enjoys a good degree of privacy has been landscaped to include paved terraces and ornate fencing, and the property retains the NHBC warranty until 2029 and is serviced by mains gas central heating and double glazed

windows.

Situated conveniently on the outskirts of Burton on Trent, the property was completed in 2019 by the reputable David Wilson Homes, being finished to a quality standard both inside and out and offering potential to adapt for disabled lift access to the first floor if required. The location benefits from easy access to a range of facilities, schools and commuter routes, as well as to surrounding Staffordshire countryside and leisure pursuits. The location provides easy access to Burton's market town centre where there are a range of restaurants, shopping centres, gyms and more, with the surrounding villages of Barton

under Needwood and Tatenhill also offering thriving village communities tailored to family life, traditional pubs and sports clubs. Nearby primary schools include the Ofsted 'Outstanding' rated Moseley Academy, Henhurst Ridge and Shobnall, with highly regarded secondary schools in the area including John Taylor Academy in Barton and the John Taylor Free School in Tatenhill. The property benefits from swift access to the A38, A50 and A444, the local rail station provides rail travel to locations including Derby and Birmingham, and there are a number of public bus routes running close by.



- Modern Detached Family Home
- Overlooking Idyllic Rural Views
- Popular Modern Development & Peaceful Cul de Sac Setting
- Immaculate & Spacious Accommodation
- Spacious Dual Aspect Lounge
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Single Garage & Parking for Two
- Landscaped Garden
- NHBC Warranty until 2029
- Desirable Modern Development
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

A walkway from Rook Drive leads to the front of the property, where the elevated position enjoys an open outlook towards surrounding countryside. The composite front door opens into the **Reception Hall**, having LVT flooring and doors opening into:

Lounge 6.3 x 4.2m (approx. 20'7 x 13'9)

A generous reception room having dual aspect bay windows to the side and front aspect, with the front facing bay enjoying views towards

Family Dining Kitchen 6.3 x 4.13m (approx. 20'7 x 13'7)

In the **Kitchen**, a modern range of gloss wall and base units house an inset sink with side drainer and integrated appliances including fridge freezer, dishwasher, electric oven and gas hob, with additional full height units to one side. There is a window to the side aspect and LVT flooring extends into the **Dining Area**, where there is a bay window to the front enjoying idyllic views. A full height bay with double doors opens out to the garden which extends to the side of the property

Utility 2.32 x 1.73m (approx. 7'7 x 5'8)

Wall and base units coordinating with those of the kitchen house space for a washing machine and a door opens out to the rear aspect and onto the drive

Cloakroom

A modern suite comprises pedestal wash basin and WC, with half tiled walls and LVT flooring





Stairs rise to the **First Floor Landing**, where stairs continue to the second floor and doors open into:

Master Bedroom 3.66 x 3.12m (approx. 12'0 x 10'3)

A spacious principal bedroom suite, having a window to the front enjoying an open outlook, a fully fitted **Dressing Room** 2.7 x 1.95m (approx. 8'11 x 6'5), and private use of:

En Suite 2.7 x 1.7m (approx. 8'11 x 5'7)

Fitted with a modern suite having pedestal wash basin, WC and double shower, with tiled splash backs, an obscured window and a heated towel rail

Bedroom Two 3.3 x 3.12m (approx. 10'10 x 10'3)

Another double room having a window to the front

Family Bathroom 2.7 x 1.85m (approx. 8'11 x 6'1)

A white suite is fitted with pedestal wash basin, WC



and bathtub, with tiled splash backs, an obscured window and a heated towel rail

Stairs continue to the **Second Floor Landing**, where there is a skylight, a useful fitted cupboard and doors opening into:

Bedroom Three 4.37 x 3.3m (approx. 14'4 x 10'10)

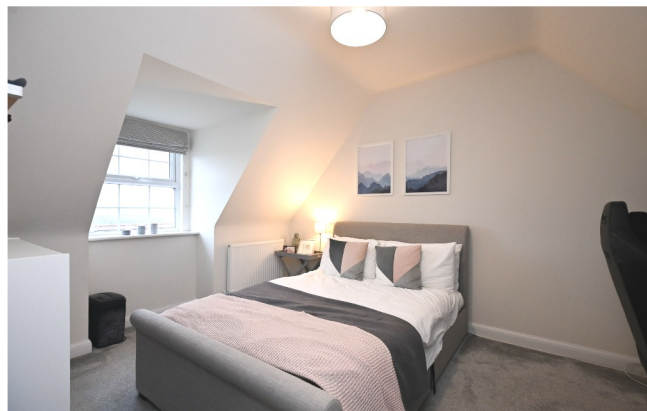
A third double room having a dormer window to the front aspect

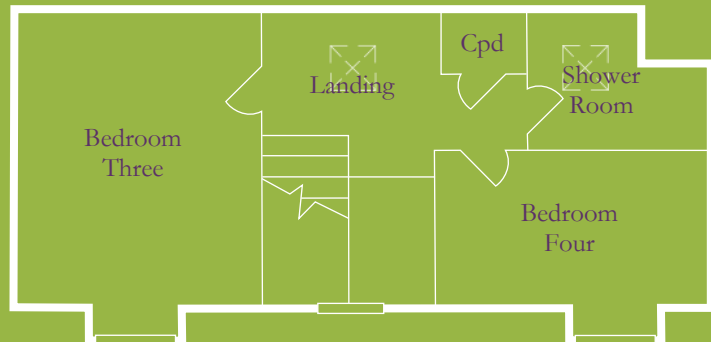
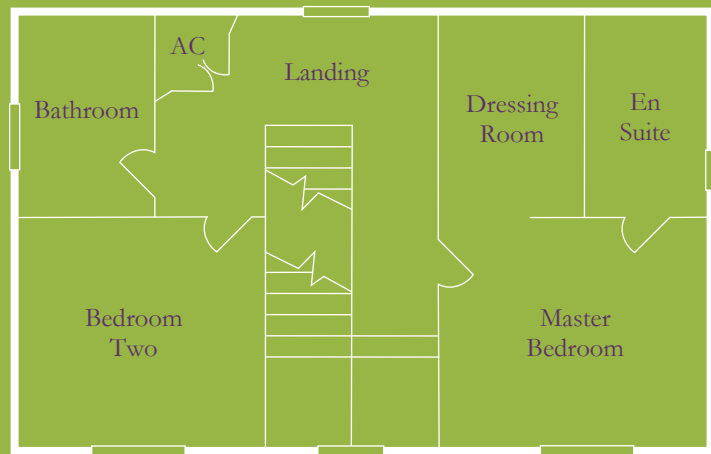
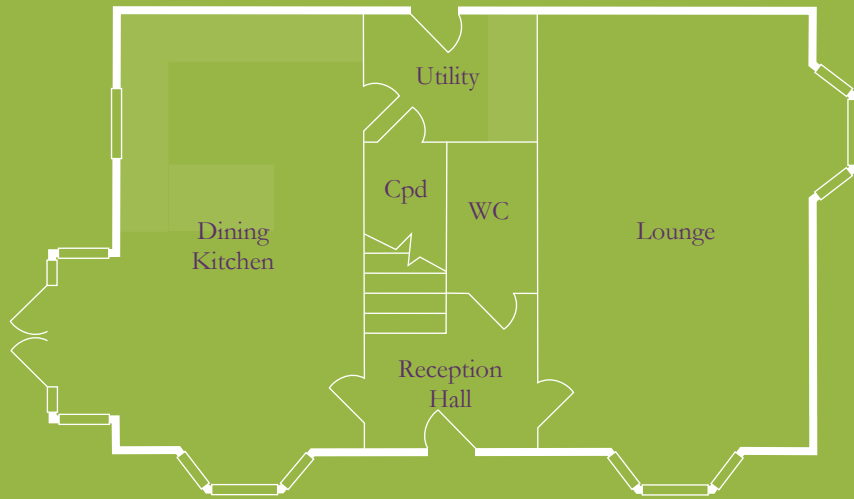
Bedroom Four 3.5 x 2.46m (approx. 11'6 x 8'1)

A fourth double room having a window to the front enjoying rural views

Shower Room 2.43 x 1.9m (approx. 8'0 x 6'3)

Another modern suite comprises pedestal wash basin, WC and shower, with tiled splash backs, a heated towel rail and a skylight





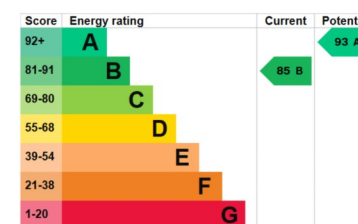


Outside

The property is set towards the end of this peaceful cul de sac, benefitting from an elevated position with views towards surrounding countryside. A tarmac drive to the fore of the garage provides parking for two vehicles, with a manual up and over door opening into the **Single Garage** 5.1 x 2.7m (approx. 16'8 x 8'10), which has a courtesy door into the rear garden. There is an EV charging point which is as separate negotiation in the sale

Garden

Extending to a good size, the garden has been landscaped with a paved terraces both adjacent to the property and to one corner, with feature fencing to one side. There is exterior lighting and water, and gated access to the side lead back to the front aspect



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