



24 Rook Drive, Burton on Trent, DE13 9FD



Enjoying a peaceful setting with countryside views is this executive detached home, having immaculately presented and well proportioned interiors, four excellent double bedrooms and a landscaped west facing rear garden. Showcasing an appealing traditional exterior and a pleasant cul de sac setting, this thoughtfully designed home has been upgraded throughout to include solar panels with battery storage, bespoke fitted wardrobes, upgraded interior finishes and a boarded loft space, with quality exterior landscaping to the front and rear aspects.

The central reception hall opens into a spacious lounge and study, with an open plan

family dining kitchen extending across the rear of the property, having a feature glazed bay overlooking the west facing rear garden. A utility and cloakroom are also set to the ground floor. From the first floor wrap around landing there are four good sized double bedrooms serviced by a master en suite and a family bathroom, with three of the bedrooms having fitted wardrobes. Outside, there is parking to the fore of the detached single garage, and the property enjoys a picturesque outlook over a communal green and countryside beyond. The west-facing rear garden extends to a superb size and enjoying an excellent degree of privacy, as well as a raised terrace overlooking countryside views. 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.



- Executive Detached Family Home
- Beautifully Presented & High Spec Finish
- Delightful Setting with Countryside Views
- Solar Panels with Battery Storage
- Open Plan Family Dining Kitchen
- Spacious Lounge & Study
- Reception Hall, Utility & Cloakroom
- Four Excellent Double Bedrooms
- Master En Suite & Family Bathroom
- Landscaped West Facing Rear Garden
- Parking & Single Garage
- NHBC Warranty until 2029
- Smart Central Heating System with Zoned Controls
- Desirable Modern Development
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



Reception Hall

An attractive welcome to this immaculate family home, having Amtico herringbone flooring, staircase rising to the first floor and doors opening into:

Lounge 6.08 x 3.7m (approx. 19'11 x 12'2) – max

A generous reception room having a bay window to the front

Study 2.88 x 2.34m (approx. 9'5 x 7'8)

A useful home office or playroom, having a window to the front

Family Dining Kitchen 6.1 x 4.34m (approx. 20'0 x 14'2)

This beautifully appointed family space extends across the rear of the property, having a bay with full height windows overlooking the beautifully landscaped west facing rear garden. The **Kitchen** is fitted with a range of modern gloss wall and base units with wood finish work surfaces over, housing an inset sink with side drainer, space and plumbing for a fridge freezer and integrated appliances including dishwasher, oven, Microwave/oven and gas hob with extractor above. There is a window to the rear and tiled flooring extends into the **Dining Area** where double doors open out to the rear gardens. A door opens into:

Utility 2.52 x 1.6m (approx. 8'3 x 5'2)

Fitted with units coordinating with those of the kitchen, having spaces for a washing machine and tumble dryer, an inset sink with side drainer and a part glazed door opening to the rear aspect

Cloakroom 1.56 x 1.43m (approx. 5'1 x 4'8)

Fitted with pedestal wash basin, WC and upgraded half tiled walls. There is an obscured window to the side and a door opens to a large understairs storage cupboard





Stairs rise to the first floor **Wrap Around Landing** where there is access to the boarded, shelved and lit loft space via a drop down ladder. A door opens to the **Airing Cupboard** which houses the pressurised water cylinder, there is a window to the side and further doors open into

Master Bedroom 3.98 x 3.7m (approx. 13'0 x 12'2)
A spacious principal bedroom having a range of mirror fronted fitted wardrobes, a window to the front enjoying a pleasant open outlook and private use of:

En Suite 2.18 x 1.38m (approx. 7'1 x 4'6)
A modern suite is fitted with pedestal wash basin, WC and double shower, with vinyl flooring and half tiled walls, a heated towel rail and an obscured window to the side

Bedroom Two 3.74 x 3.1m (approx. 12'3 x 10'2)
With twin windows to the rear and triple fitted wardrobes

Bedroom Three 4.08 x 2.87m (approx. 13'4 x 9'5)
Having twin windows to the front

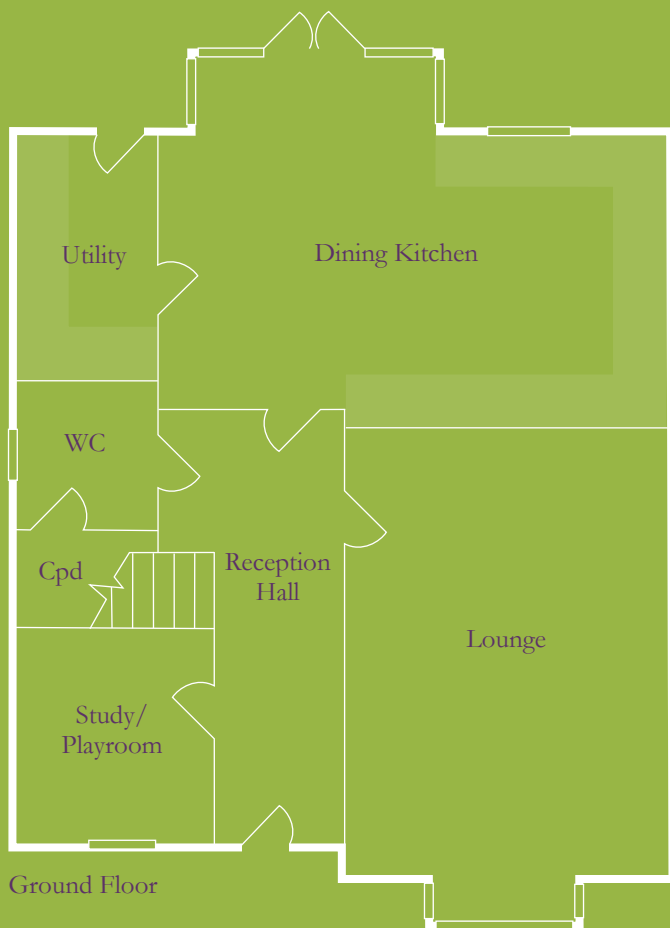
Bedroom Four 3.11 x 2.3m (approx. 10'3 x 7'7)
A fourth double bedroom having a window to the rear and fitted wardrobes

Family Bathroom 2.66 x 2.3m (approx. 8'9 x 7'7)
A white suite comprises pedestal wash basin, WC, bathtub and separate shower, with vinyl flooring, half tiled walls, a heated towel rail and an obscured window to the rear







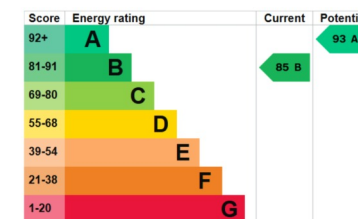


Outside

The property is set on a peaceful cul de sac on this popular development, enjoying an elevated position with views towards surrounding countryside. A tarmac drive to the fore of the garage provides parking for two vehicles, and there is an EV charging point which is included in the sale. A manual up and over door opens into the **Single Garage** 5.16 x 2.74m (approx. 16'11 x 9'0), which has a courtesy door into the rear garden

Landscaped West Facing Gardens

Having been thoughtfully designed and landscaped to an excellent standard, the rear garden is laid to a porcelain paved terrace, neatly maintained lawns and oak sleeper-edged borders, with a further raised terrace with a covered arbour which is included in the sale. The garden enjoys an excellent degree of privacy, also having hot and cold exterior water, feature up and down lighting and two double power sockets. Gated access leads onto the drive and back to the front aspect



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