



Reservoir Road
BURTON-ON-TRENT

burchell
edwards

Reservoir Road BURTON-ON-TRENT DE14 2BP

for sale
£425,000



Property Description

A truly stunning three storey, five bedroom, detached family home in an ideal position on a modern estate that is simply a must view home for those looking for more living space to spread out in! Having been the show home when the estate was first built, this property occupies an enviable position with elevated views over Burton from the front. Internally a clean, modern finish is the main theme with neutral, yet stylish colour palates on display. Offering three reception rooms, five double bedrooms, a stunning open plan kitchen, amazing views from the first floor lounge windows, large garage and so much more! Book your viewing with Burchell Edwards estate agents in Burton today!

Entrance Hallway

Composite door to front elevation, central heating radiator, under stairs storage and stairs to first floor accommodation.

Guest W.C

W.C, wash hand basin, central heating radiator and extractor.

Study

Double glazed window, central heating radiator and built in furniture.

Lounge

Four double glazed windows, central heating radiator and laminate flooring.

Kitchen/ Diner

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double neff oven, induction hob, extractor, fridge freezer, dishwasher and wine cooler.

Utility Room

Wall and base storage units, sink with drainer unit, space and plumbing for washing machine.

Landing

Double glazed window to side elevation.

Bedroom One

Two double glazed windows to front elevation, central heating radiator and access to dressing area.

Dressing Area

Large built in wardrobes.

En-Suite

Double glazed window to front elevation, W.C, wash hand basin, double shower, extractor and fully tiled.

Bedroom Two

Double glazed window, central heating radiator and built in wardrobes.

Bedroom Three

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

Bedroom Four

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

Bedroom Five

central heating radiator and built in wardrobes.

Bathroom

Double glazed window to side elevation, bath, W.C, wash hand basin, double shower cubicle, heated towel rail and fully tiled walls.

Front Garden

Large driveway providing off road parking for multiple vehicles.

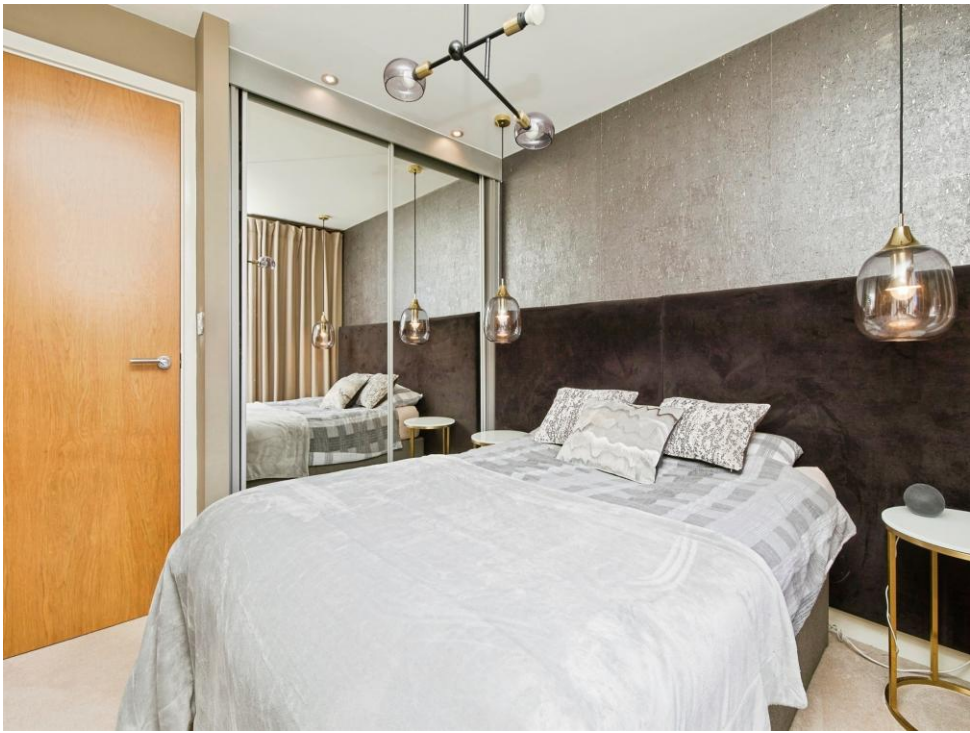
Rear Garden

Landscaped garden with astro lawn and planted beds.

Garage

Up and over door, power, lighting and central heating boiler housed.

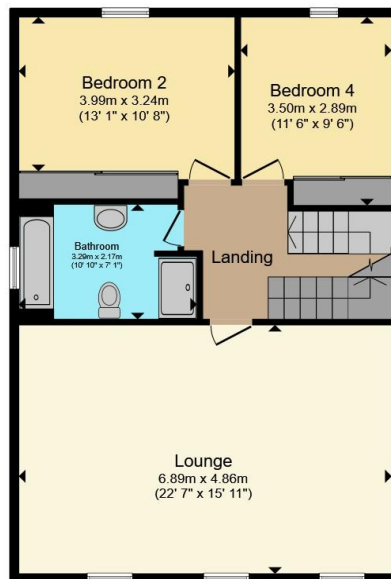




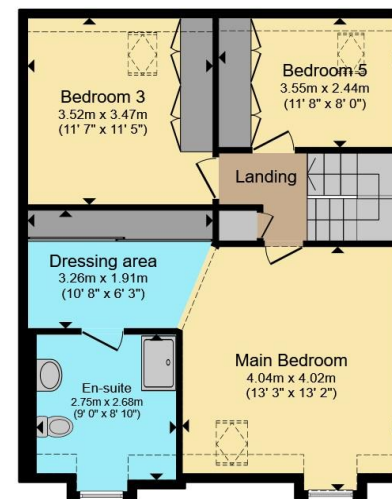




Ground Floor



First Floor



Second Floor

Total floor area 204.0 m² (2,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211323



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