

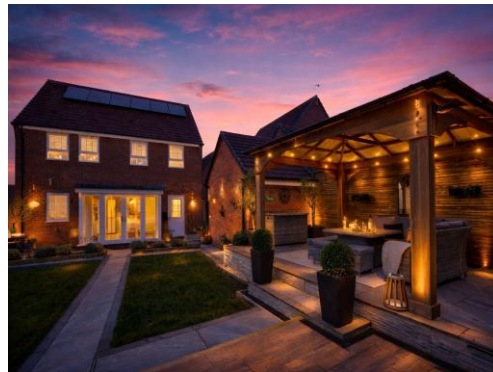


Rook Drive
Burton-On-Trent

burchell
edwards

Rook Drive Burton-On-Trent DE13 9FD

for sale offers over
£450,000



Property Description

Burchell Edwards are delighted to present this exceptional and extensively upgraded four-bedroom detached family home, occupying a prime elevated position within a quiet and private cul-de-sac. Combining privacy, countryside views and high-spec modern living, this home stands out immediately from others on the development.

Finished to an immaculate show-home standard, the property has been thoughtfully enhanced throughout, with energy-efficient features including solar panels, battery storage and EV charging, perfectly suited to modern living.

The ground floor offers a superb balance of space and flexibility, with a welcoming lounge, a dedicated study or potential fifth bedroom, and a beautifully appointed kitchen and dining space ideal for both everyday living and entertaining, complemented by a utility room and downstairs W.C.

Upstairs, four well-proportioned double bedrooms include a stylish principal suite with fitted wardrobes and a contemporary ensuite, alongside a modern family bathroom and excellent additional storage. Additional bedrooms also benefit from fitted storage.

The west-facing rear garden is a true standout, landscaped across three porcelain terrace levels with a covered pergola seating area, creating a superb space for relaxing and entertaining.

With driveway parking, a garage, excellent school catchment and access to the A38, this is a rare opportunity to acquire a high-spec home in a sought-after setting. Early viewing is highly recommended.

Entrance Hallway

Amitco Herringbone flooring sets the tone, with a bright front-facing window and central heating radiator.

Home Office/Study

Front-facing, versatile space ideal for a home office or potential fifth bedroom.

Lounge

Spacious and light-filled, featuring a stunning

bay window with views over the surrounding area.

Kitchen/Diner

Porcelain tiled flooring with splashback, contemporary units, integrated appliances, and a light-filled glass pod with French doors, creating a seamless connection to the rear garden.

Utility Room

Tiled flooring with splashback, sink, plumbing for appliances, and rear garden access.

Guest W.C

Amitco Herringbone flooring, W.C, wash hand basin, and storage cupboard.

Landing

Loft access via a large timber hatch with drop-down ladder, airing cupboard, and dual-zone Wiser heating for comfort and efficiency throughout.

Bedrooms & Bathrooms

Four well-proportioned bedrooms, including a principal with fitted sliding wardrobes and ensuite with vinyl flooring. Additional bedrooms also benefit from fitted storage. Family bathroom also features vinyl, bath, and separate shower.

Front Garden

Porcelain tiled entrance with tiered sleeper planting areas wrapping around the side, offering open countryside views.

Rear Garden

West-facing and private, with tiered porcelain patios, covered pergola, integrated lighting,

hot and cold taps, external sockets, and lawn-ideal for entertaining or relaxing.

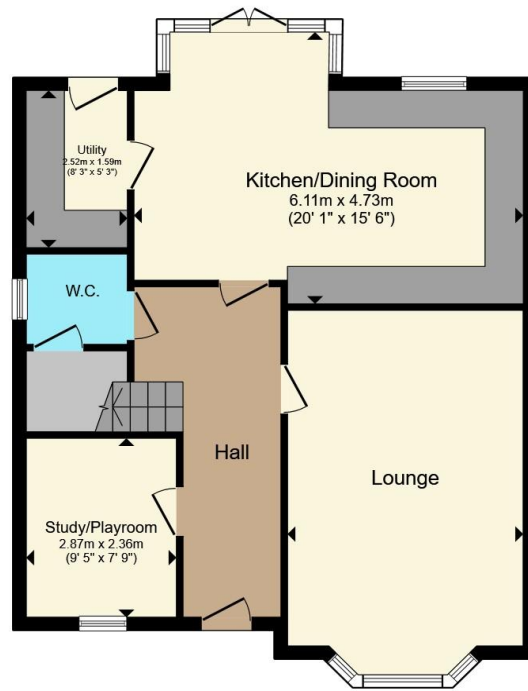
Location & Lifestyle

Situated on the sought-after Henhurst development, the property is close to highly regarded schools including Mosley Academy, Henhurst Ridge and Shobnall Primary, and John Taylor Academy and John Taylor Free School. Excellent access to the A38, A50, and A444, with local rail connections to Derby and Birmingham, plus several nearby public bus routes.

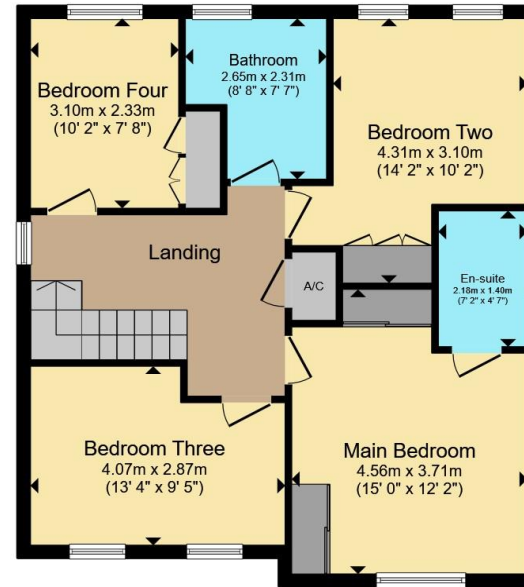








Ground Floor



First Floor

Total floor area 143 m² (1,539 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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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211256



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