



Offers In Excess Of £400,000

4 Bedroom Detached House for sale
8 Monk Road, Burton-On-Trent





Overview

Stylish Family Living in a Sought-After Setting - Welcome to this immaculate four-bedroom detached home, perfectly positioned at the edge of a modern development, located within walking distance of the highly regarded John Taylor Free School.



Key Features

- Former Show Home – Showcasing premium finishes, stylish design, and impeccable interior decor throughout.
- Ideally situated at the edge of a modern development, within walking distance to the highly regarded John Taylor Free School.
- Spacious Kitchen/Diner
- Home Office
- Utility Room & WC
- Four Generous Bedrooms
- Landscaped Rear Garden
- Close to Burton Rugby Club
- Detached Garage & Driveway



Stylish Family Living in a Sought-After Setting

Welcome to this immaculate four-bedroom detached home, perfectly positioned at the edge of a modern development, located within walking distance of the highly regarded John Taylor Free School, this home offers excellent educational options right on your doorstep - ideal for growing families.

Originally built as the development's show home, this property showcases high-spec finishes, sleek contemporary design, and stunning interior decoration throughout.

Step inside to a spacious and welcoming hallway, complete with cleverly integrated under-stairs storage to keep clutter at bay.. The heart of the home is the bright and airy kitchen/dining space - ideal for dinner parties and family feasts. Double patio doors open out to the rear garden, offering the perfect indoor-outdoor flow for summer BBQs and weekend gatherings.



The separate living room is designed for relaxation, featuring a large bay window that overlooks a peaceful green space - the perfect backdrop for quiet evenings. Double glass doors connect to the dining area, creating a harmonious flow throughout the ground floor.

Working from home? The dedicated study provides a quiet and productive space. You'll also find a handy utility room with a WC tucked away for everyday convenience.

Upstairs, four generous bedrooms offer plenty of space for the whole family,



with ample fitted storage and a calm, airy feel throughout. Every inch of this home has been designed with modern family life in mind.

Just a stone's throw from Burton Rugby Club, whether you're a sports enthusiast or simply enjoy the atmosphere, you'll love being able to watch matches - and even the annual fireworks - from the comfort of your own home.

Complete with a private driveway, detached garage, and a beautifully thought-out layout, this exceptional property blends style, comfort, and location - making it one of the most desirable homes in the area.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold.

Property Construction: Traditional.

Parking: Private driveway & detached garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

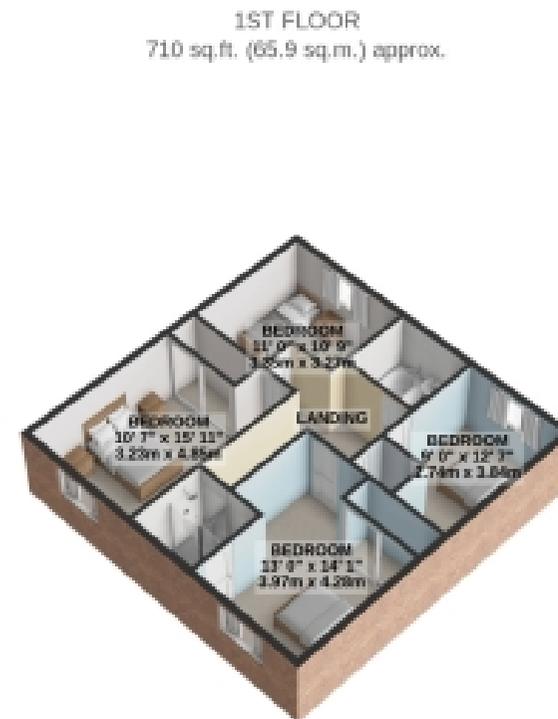
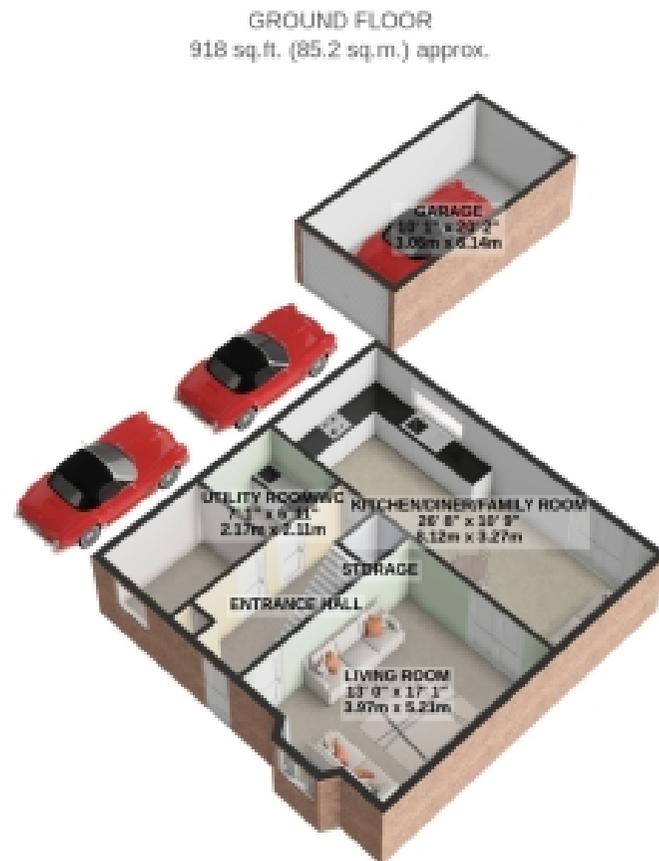
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B.

Council Tax rating: E.

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Floorplans



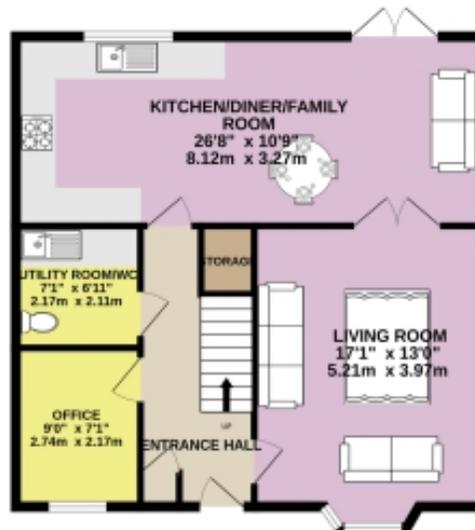
TOTAL FLOOR AREA : 1627 sq.ft. (151.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Floorplans

GROUND FLOOR
918 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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