



24 Poplar Gardens, Burton on Trent, DE13 0UE

 Parker
Hall

Offered with the benefit of no upward chain is this modern detached family home, benefitting from spacious and immaculately presented interiors, four bedrooms and good sized south-east facing gardens. Completed around six years ago in an attractive traditional style, the property retains around a further 3+ years of the NHBC warranty and benefits from a high level of finish throughout including a contemporary kitchen with separate utility and modern bathroom suites. The interiors comprise briefly reception hall, spacious lounge, family dining and kitchen with integrated appliances, utility and cloakroom to the ground floor, with four well proportioned bedrooms to the first floor serviced by a four piece family bathroom and master en suite. The master and second bedrooms also both benefit from fitted wardrobes. Outside, there is parking for two vehicles to the fore of the single garage with further gardens offering the potential to extend the parking area, and the rear garden enjoys a sunny south-east aspect. The

property is serviced by mains gas central heating and double glazed windows.

The property is set on a popular residential development bordering the market town of Burton on Trent, benefitting from easy access to an array of rural pursuits including walking, cycling or equestrian activities, as well as everyday amenities including shops, pubs, restaurants, take away outlets, a post office and cinema. There are a number of Primary schools nearby, with local secondary schools including John Taylor High in Barton under Needwood, the John Taylor Free School in Tatenhill and Paget High School in Branston. A train station in Burton offers regular intercity links to Derby and Birmingham, the property lies within a convenient distance of the A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham, East Midlands and Manchester are all within a convenient drive.

- Modern Detached Family Home
- Spacious & Immaculately Presented
- Offered with No Upward Chain
- Reception Hall & Lounge
- Family Dining Kitchen
- Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- South-East Facing Rear Garden
- Single Garage & Parking for Two
- 3+ Years NHBC Warranty
- Desirable Residential Development
- Walking Distance to Schools & Local Amenities

Reception Hall

The composite entrance door opens into this spacious hallway, having LVT flooring, stairs rising to the first floor with storage beneath and pedestrian access into the garage. Doors open to:

Lounge 5.38 x 3.33m (approx. 17'7 x 10'11)
With LVT flooring, a window to the side and a

bay window to the front

Family Dining Kitchen 5.34 x 3.4m (approx. 17'6 x 11'2)

The **Kitchen** is fitted with a contemporary range of wall and base units having complementary worktops over, housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, oven, combi microwave/oven and a gas hob with extractor above. A window faces the rear aspect and LVT flooring extends into the **Dining Area** where double doors open out to the rear garden. A door opens into:

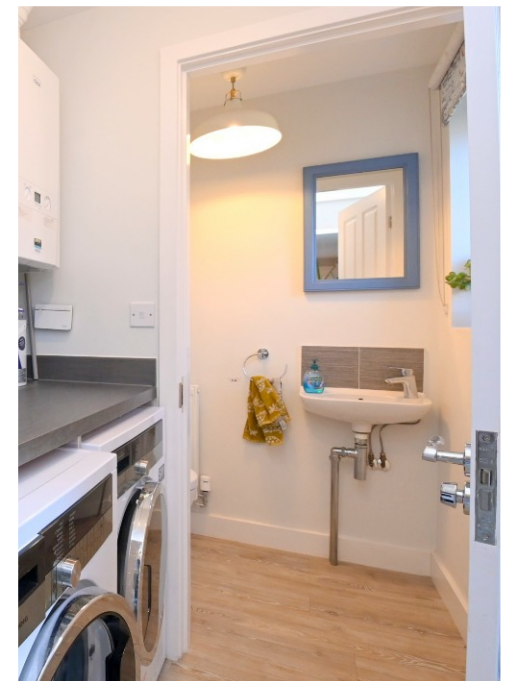
Utility 1.7 x 1.6m (approx. 5'7 x 5'2)

Fitted with base units housing spaces for a washing machine and tumble dryer, with LVT flooring and a door opening out to the rear garden

Cloakroom

Fitted with pedestal wash basin and WC, with a window to the rear







Stairs rise to the **First Floor Landing**, having loft access point and doors opening into:

Master Bedroom 4.46 x 3.04m (approx. 14'7 x 10'0)

A spacious double room having a range of fitted wardrobes, a window to the front and private use of:

En Suite 2.2 x 1.9m (approx. 7'3 x 6'3)

Comprising a white suite having pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs and an obscured window to the front

Bedroom Two 3.73 x 2.77m (approx. 12'2 x 9'1)

Another double room having window to the front and two double fitted wardrobes



Bedroom Three 3.4 x 2.85m (approx. 11'2 x 9'4)

Having a window to the rear

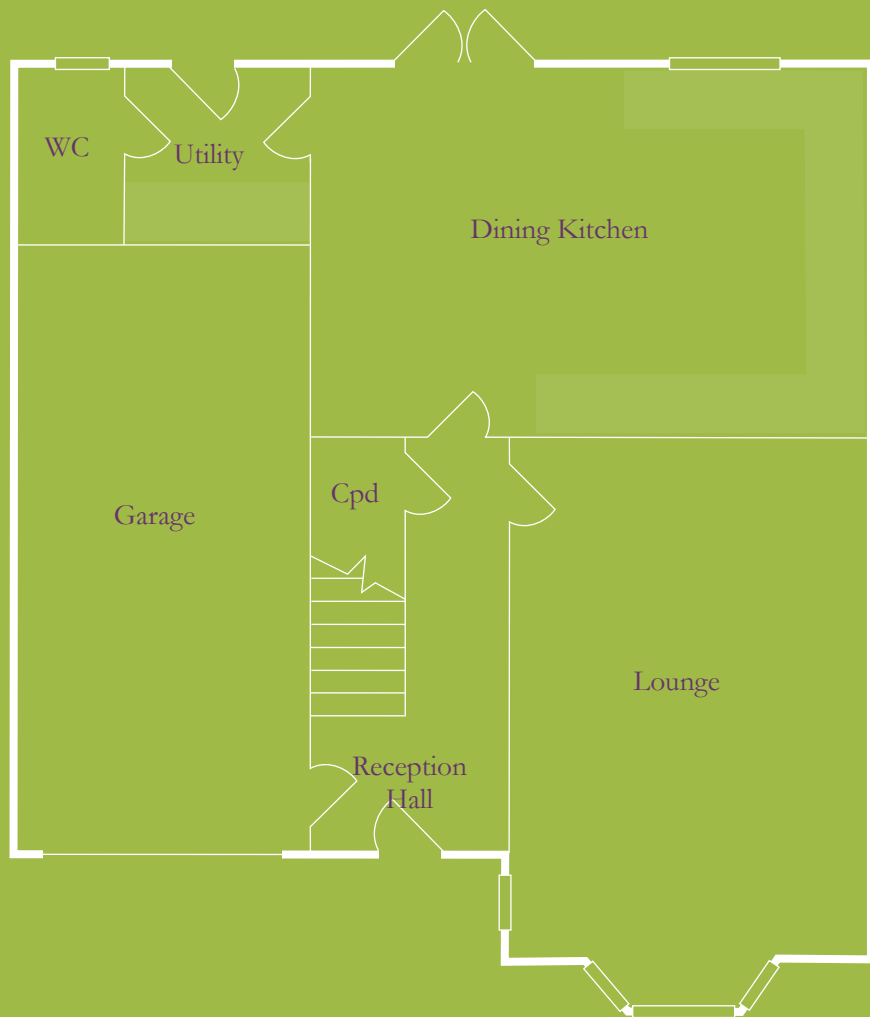
Bedroom Four 3.08 x 3.03, 2.2m (approx. 10'1 x 9'11, 7'3)

With a window to the rear

Family Bathroom 2.92 x 2.47, 1.7m (approx. 9'7 x 8'1, 5'6)

Fitted with a modern white suite having pedestal wash basin, WC, bathtub and separate shower, with tiled flooring, tiled splash backs and an obscured window to the rear







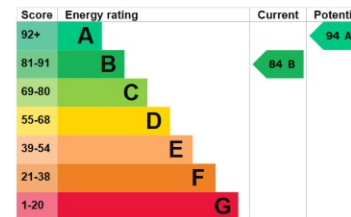
Outside

The property is set on a popular and peaceful development centered around pleasant open space and a children's playground. To the front are lawned gardens and a tarmac driveway providing parking for two vehicles, as well as access via an up and over door into the **Single Garage** 5.2 x 2.4m (approx. 17'0 x 8'0) which has power, lighting and a courtesy door

into the Reception Hall

South-East Facing Gardens

A low maintenance and securely enclosed garden is set to the rear, extending to a good size and offering the potential to landscape as desired. The shed is included in the sale, there is exterior lighting and a water point and gated access opens back out to the front



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.