

SCARGILL
MANN & CO

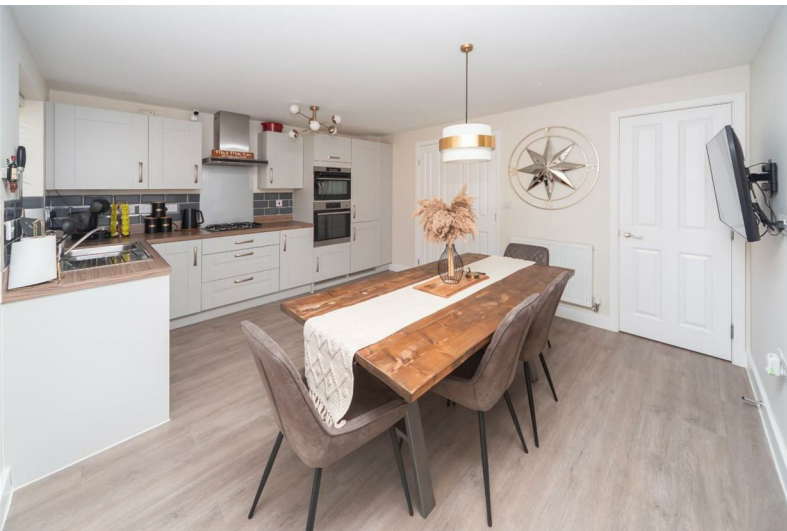
EST. 1995



11 Poplar Gardens

, Burton-On-Trent, DE13 0UE

Price £289,995



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GENERAL INFORMATION

THE PROPERTY

Sitting in a quiet location on Poplar Garden, off Reservoir Road, this beautifully presented three-bedroom detached home was built by Davidson Homes around 2018. The property offers an attractive combination of modern living and traditional style.

Upon entering, you will discover an entrance hall with stairs leading to the first floor, access to a versatile converted garage which offers a great storage space and a studio, ideal for use as a home office, and an inviting lounge featuring a lovely panelled wall. The dining kitchen is bright and spacious, equipped with contemporary fittings, along with a utility area and a guest cloakroom.

On the first floor, there are three bedrooms. The principal bedroom features built-in wardrobes and an en suite shower room. The family bathroom is designed with a bath and a separate shower enclosure.

Outside, the property boasts a driveway at the front, complemented by a lawn and a path leading to the fully enclosed rear garden. This outdoor space is perfect for entertaining, with a shaped lawn, attractive gravel borders, a paved patio, and a decked terrace.

LOCATION

Poplar garden sits close to lovely walks, good primary schooling, and Queens Hospital. There is good access into Burton upon Trent's town centre, and the A38.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

3'7" x 2'10" min (1.10m x 0.87m min)

Stairs off to first floor, door to garage conversion and further door opening through to the lounge.

LOUNGE

15'7" excl bay x 11'1" (4.76m excl bay x 3.38m)

Is an attractively decorated lounge has feature panelled wall, bay window to the front aspect, radiator and double doors which lead through to a spacious dining kitchen.

DINING KITCHEN

14'2" x 13'1" to french doors (4.34m x 4.01m to french doors)

Is attractively fitted with shaker style base cupboards, drawers and matching wall mounted cabinets, wood effect worktops are incorporated with an Electrolux four ring gas hob and a stainless steel one and a quarter sink with side drainer, integrated appliances include a fridge, freezer, oven, microwave and dishwasher, a window looks out over the garden, French doors lead out onto the patio, there is attractive wood effect flooring, tiled surrounds, radiator, ceiling light point, a very useful under stairs storage cupboard and a wide opening through to the utility area.

UTILITY AREA

5'4" x 3'10" (1.63m x 1.18m)

Has a base cupboard with work top over, there is space for a washing machine,

further space for a tumble dryer if required and the Logic Ideal domestic hot water and central heating boiler is housed here, there is a door leading out in to the rear garden and a further door opens up into the guest cloakroom.

GUEST CLOAKROOM

2'11" x 5'0" (0.90m x 1.53m)

Has an obscure window to the rear aspect, radiator, wall mounted hand wash basin with tiled splashbacks, W.C. and ceiling light point.

FIRST FLOOR

Stairs rise to the first floor landing:

LANDING

With loft access point, useful built in storage cupboard with hanging space and all doors leading off:

PRINCIPAL BEDROOM

11'2" x 10'9" to window (3.41m x 3.30m to window)

Has a window to the front aspect, radiator, ceiling light point, built in wardrobes which provide hanging space and shelving and a further door that opens through to the well appointed en suite shower room.

EN SUITE SHOWER ROOM

3'11" x 7'8" to rear of shower (1.20m x 2.35m to rear of shower)

Has a large shower with glazed doors, pedestal hand wash basin and W.C., there are neutral tiled surrounds, recessed ceiling down lights, radiator and an obscure window to the side aspect.

BEDROOM TWO

8'4" max to window x 13'2" max (2.56m max to window x 4.03m max)

Is currently used as a dressing room by the vendors and has windows to the rear aspect, recessed ceiling down lights and radiator.

BEDROOM THREE

8'7" x 12'11" (2.63m x 3.94m)

Is currently used as a study by the vendors and has a window to the front aspect, radiator and ceiling light point.

FAMILY BATHROOM

5'6" to window x 6'10" min 9'7" max (1.68m to window x 2.10m min 2.94m max)

Is equipped with a panelled with mixer tap which has a shower attachment, pedestal hand wash basin, W.C. and large fully tiled shower enclosure with glazed sliding screens, there is an obscure window to the rear aspect, recessed ceiling down lights and attractive wood effect flooring.

OUTSIDE

Number 11 Poplar Gardens sits back behind this very nice quiet cul de sac with a Tarmacadam driveway and adjacent lawn, a path leads down the side of the property and opens up into the fully enclosed rear garden with good sized patio area, shaped lawn and further decked terraced area for entertaining.

GARAGE STORAGE

8'4" x 8'9" (2.56m x 2.67m)

Has up and over door, power and light with door opening through to studio area or home office area.

Tel: 01283548194

STUDY/HOME OFFICE AREA

7'2" x 7'9" (2.20m x 2.38m)

Has recessed ceiling down lights.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2025) A



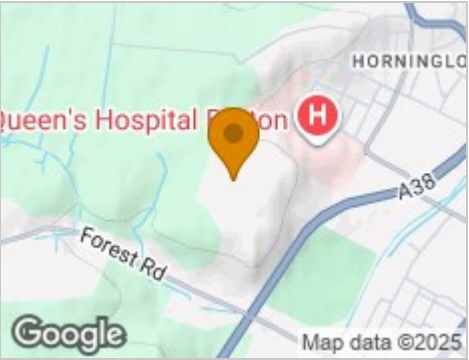
Road Map



Hybrid Map



Terrain Map



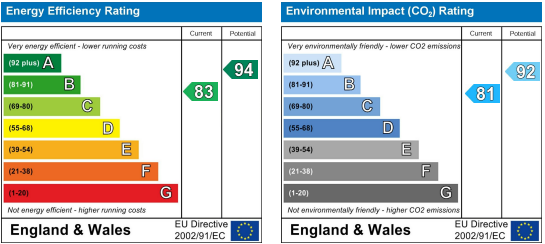
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.