

Poplar Gardens, DEI3 0UE
Asking Price £225,000



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A modern and immaculately presented three-bedroom semi-detached home located within a sought-after residential area of Burton-on-Trent. Offering stylish and spacious living throughout, this home features a contemporary openplan kitchen diner with French doors opening onto a landscaped garden, a bright bay-fronted living room, and a versatile games room/home office located at the back of the property. With a ground floor WC, modern family bathroom, off-street parking and a detached outbuilding comprising a games room and store, this is an ideal property for first-time buyers, families or those working from home.



## Accommodation

#### Ground Floor

The accommodation begins with an entrance hallway providing access to the spacious living room, which features a large bay window to the front aspect, filling the room with natural light. A door leads through to the rear-facing open-plan kitchen diner, which is fitted with high-gloss cabinetry, contrasting work surfaces, a built-in oven, gas hob with extractor, integrated fridge freezer, and space for a washing machine. There's ample room for dining, with a feature wallpapered alcove and bench seating area creating a cosy dining nook. French doors open out to the rear patio, making it ideal for entertaining. Also located off the hallway is a stylishly finished ground floor WC with wash-hand basin and modern tiled splash back.

### First Floor

The landing provides access to three wellproportioned bedrooms and a modern family bathroom. The principal bedroom spans the full width of the property and offers a bright space with two windows overlooking the rear garden. The second bedroom is a good-sized double, while the third is ideal as a nursery or study. The family bathroom includes a three-piece suite with a panelled bath, pedestal wash basin, low-level WC, and a separate shower cubicle, finished with modern tiling and a frosted window for privacy.

#### Outside

To the front, the property features a lawned garden and a driveway providing off-street parking which extends down the side of the house. The rear garden



has been landscaped to offer a patio area for seating, a central lawn, and a gravelled pathway leading to a detached outbuilding. This outbuilding is split into a store and a separate games room, which has been converted with power and lighting and is ideal for use as a home office, gym, or entertaining space.













































# Energy Efficiency Rating





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