







A beautifully presented four-bedroom detached family home in a desirable residential development, offering a spacious interior, landscaped garden, and excellent local schooling nearby.





## Accommodation

Located on the outskirts of Burton-on-Trent, this attractive detached property offers a high-quality finish throughout and well-proportioned accommodation over two floors. Built in 2020 and situated on a generous corner plot, the home features a landscaped rear garden, off-street parking, and is within easy reach of local amenities, schools, and commuter routes.

The property is approached via a paved pathway leading to a composite front entrance door, which opens into a spacious hallway with wood-effect flooring, staircase to the first floor, and access to the principal reception rooms. The hallway also features bespoke panelling and under stairs storage.

To the front of the property is a versatile snug, ideal as a second sitting room or home office. Opposite, the generous living room benefits from a bay window to the side aspect and double glazed French doors to the rear garden, providing excellent natural light and indoor-outdoor flow.

The heart of the home is the open-plan kitchen diner, presented to a high standard with a range of gloss wall and base units, complementary worktops, integrated appliances including gas hob, double oven, extractor, fridge freezer, and dishwasher, and a stylish central island with breakfast bar. Pendant lighting, mirrored wall detailing enhance the finish. Double glazed French doors open to the patio and garden. A separate utility room offers further cabinetry, sink unit, appliance space, and access to the garden. A WC cloaks completes the ground



floor.

Upstairs, the first-floor landing leads to four bedrooms and the family bathroom. The spacious master bedroom features dual windows to the rear, fitted wardrobes, and a private en-suite with a shower cubicle, wash hand basin with vanity unit, low-level WC, heated towel rail, and tiled finish. Bedroom two is a well-proportioned double room to the front aspect. Bedrooms three and four are also generous, with bedroom four currently used as a nursery. The family bathroom includes a modern three-piece suite











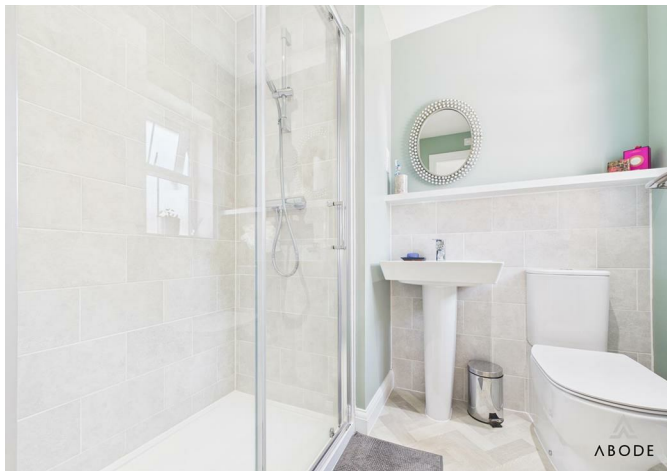
with a panelled bath, wash hand basin with vanity unit, low-level WC, and part-tiled walls.

Externally, the rear garden is attractively landscaped and fully enclosed with a combination of lawn, gravel beds, and a large paved patio seating area ideal for outdoor dining. Trellised trees add interest to the rear boundary, and there is side access via a paved pathway. The front offers off-street parking which leads to a garage.

#### Location

Rook Drive is situated on the outskirts of Burton-on-Trent, a well-regarded residential location popular with families and professionals alike. The property benefits from excellent access to the A38 and surrounding transport links, making it ideal for commuters. Local schools are highly rated, including Henhurst Ridge Primary Academy and John Taylor Free School. Burton town centre, with its range of amenities, shops, and leisure facilities, is just a short drive away. The area also offers good access to countryside walks and open green spaces nearby.



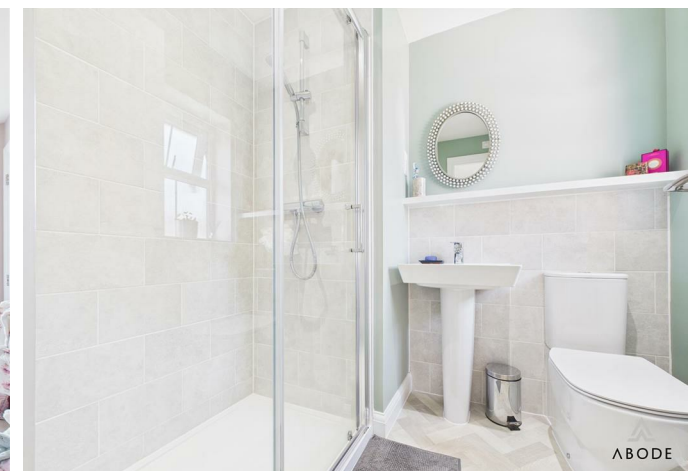
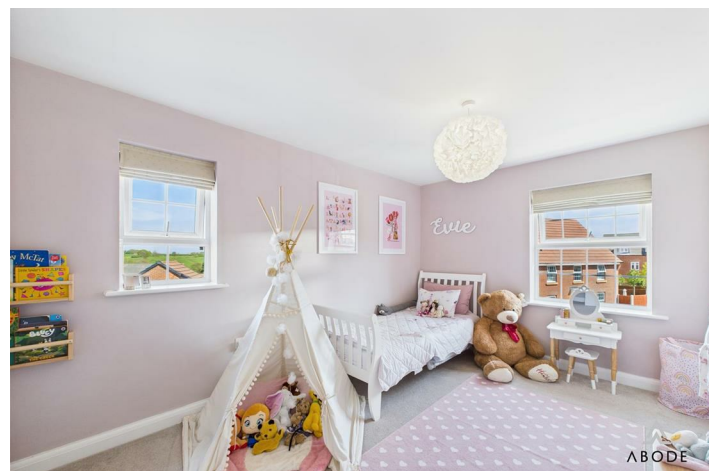
















Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

139.6 m<sup>2</sup>

1502 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

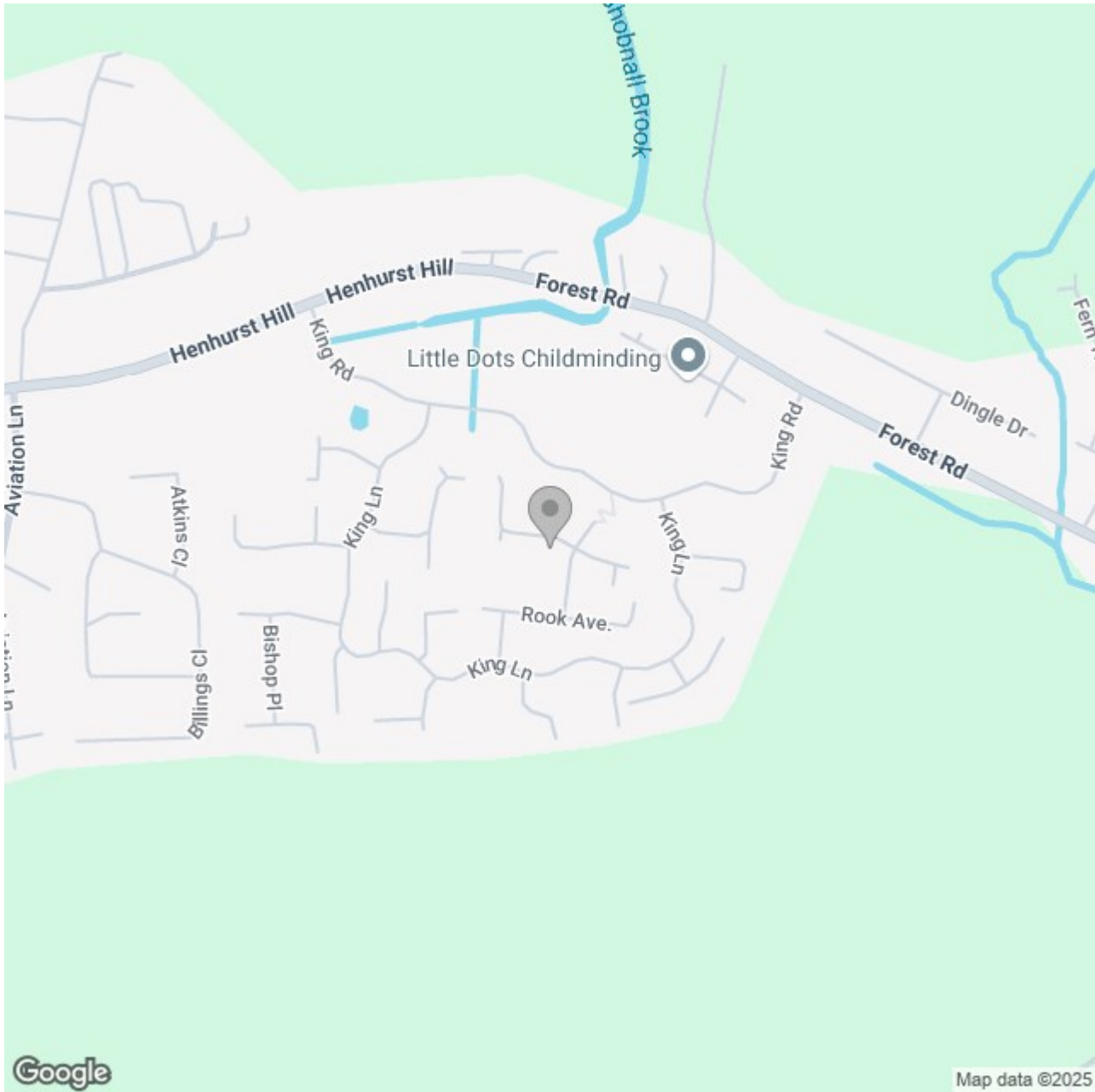
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC
 