# Reservoir Road

Burton-on-Trent, DE14 2BP

John German




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John Germain ©

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Burton-on-Trent, DE14 2BP

£425,000

This lovely detached home has been extended and offers a superb blend of character & modern living, being immaculate presented & ready to move into. It enjoys field views and internal highlights include two large reception rooms, an extended kitchen plus four bedrooms inc. an exceptional main bedroom with en suite.



Situated at the top of Reservoir Road is this lovely 1930s detached home with stunning views, having been extended and elegantly presented by the current owners, perfect for a family due to its spacious accommodation and being so well placed for schools, lying in the catchment area for John Taylor High School. It is also in walking distance of Queen's hospital.

The property is set back behind a drive and front garden. The front door opens into a welcoming hall with high ceilings enhancing the feeling of space, with stairs and doors leading off.

The lounge is a light filled room ideal to relax in with a bay window framing views to front and a contemporary electric fire.
The second reception room is currently used as a sitting/dining room and has an open fire plus French doors that open out to the large patio and garden.

The extended kitchen has a stylish range of units with quality work surfaces over in addition to a useful large fitted larder style cupboard. A half light double glazed door opens out to the rear garden.

To the first floor the landing has doors leading off to the four bedrooms. The impressive main bedroom enjoys far reaching views and has the benefit of its own luxury ensuite shower room. Bedrooms two and three are doubles and bedroom four is a single/nursery room or ideal home office. Completing the first floor is the family bathroom.

To the rear is a wonderful, well tended and generously sized garden including shaped lawns surrounding by planted beds and borders with a winding path leading the top of the garden where you can take in the fantastic view over fields.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.
**Property construction**: Standard
**Parking**: Drive
**Electricity supply**: Mains
**Water supply**: Mains
**Sewerage**: Mains
**Heating**: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
**Mobile signal/coverage**: See Ofcom link https://checker.ofcom.org.uk/
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/30102026

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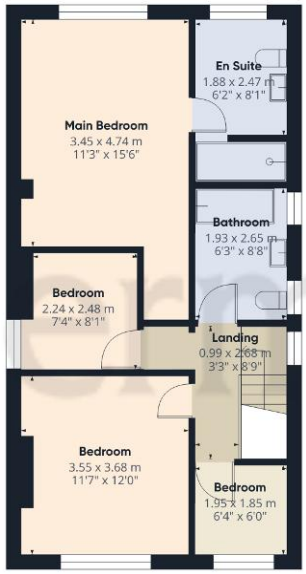

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Ground Floor




Floor 1




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**Approximate total area**(1)

115 m²

1239 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

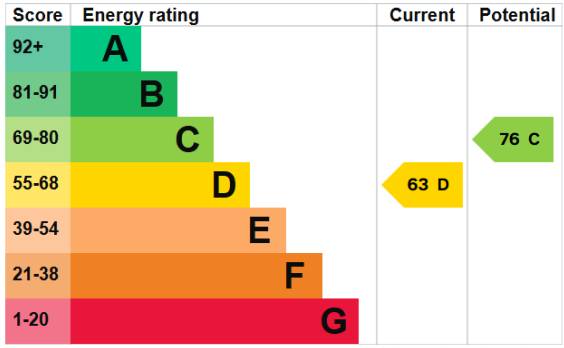
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**Conveyancing Services -** If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services -** If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.










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