



45 Bridgewater Road, Burton on Trent, DE14 2GD



Enjoying a peaceful setting on the canal side cul de sac of Bridgewater Road is this executive detached family home, benefitting from spacious, remodelled living accommodation, four good sized bedrooms and landscaped rear gardens. Having been upgraded to include a refitted kitchen, refitted en suite and garage conversion to create a home office/playroom, this modern family home retains a further 12 months on the NHBC warranty and offers plenty of space for a growing family also needing space to work from home.

The interiors comprise briefly reception hall leading into a lounge with media wall, open plan dining kitchen, utility, cloakroom and versatile home office/playroom, with four well proportioned bedrooms to the first floor serviced by a refitted en suite and family bathroom. To the front a private drive provides parking for two vehicles with an electric door opening to a useful garage store,

and the generous landscaped rear garden enjoys an open outlook over the nearby sports club.

Set on a desirable modern cul de sac, the property benefits from easy access to an array of amenities within walking distance, as well as being a few steps from the local Shobnall Sports Club and playing fields. Bridgewater Road borders the Trent & Mersey canal offering easy access to pleasant rural walks, and the property lies within a catchment for the Ofsted rated 'Outstanding' Shobnall Primary School, with the John Taylor Free School located around 2 miles away. A train station Burton offers regular intercity links to Derby, Birmingham and London, 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.

- Executive Detached Family Home
- Popular Canal side Cul de Sac
- Spacious & Modernised Interiors
- Refitted Family Dining Kitchen
- Lounge & Playroom/Home Office
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Garage Store & Parking
- Generous Landscaped Garden
- Mains Gas Central Heating & Double Glazed Windows
- Walking Distance to Local Amenities
- Well Placed for Commuter Routes

**Reception Hall** 4.07 x 1.95 (approx. 13'4 x 6'4)  
The composite entrance door opens to the front aspect, having a window to the front, Karndean flooring and stairs rising to the first floor with storage beneath. Doors open into:

**Lounge** 5.03 x 3.12m (approx. 16'6 x 10'3)  
A well presented reception room having a window to the front and a feature media wall with recessed electric fireplace, lighting and Venetian plastering.

The surround sound speakers in the lounge are as separate negotiation

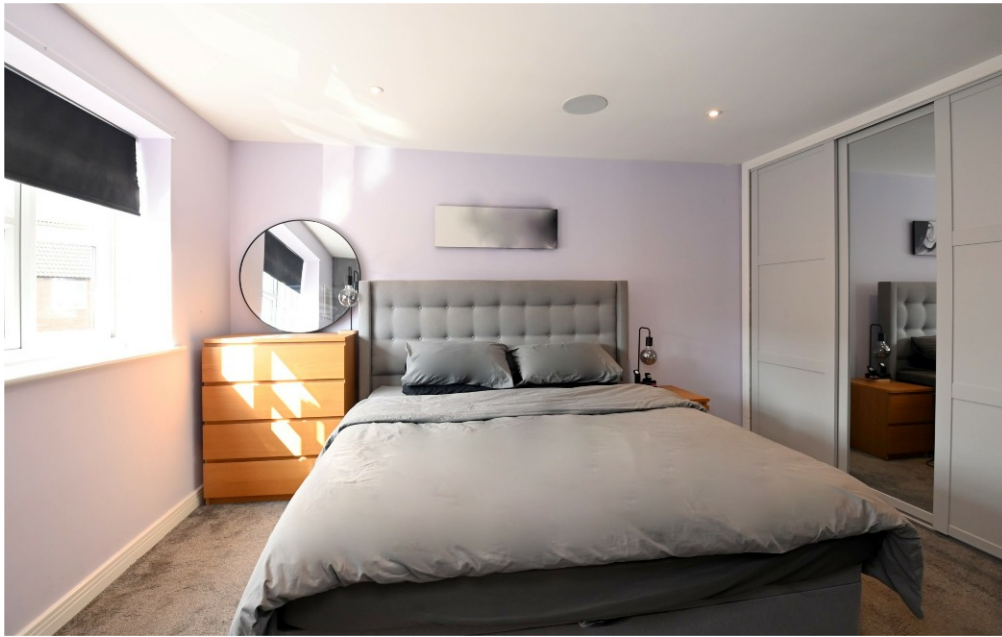
**Family Dining Kitchen** 6.04 x 3.48m (approx. 19'9 x 11'5)  
A beautifully refitted open place space finished to a superb standard. The kitchen comprises a range of modern full height, wall and base units with panelled accents and feature lighting, having quartz worksurfaces over housing an inset one and a half sink with side drainer. Integrated appliances include dishwasher, single oven and induction hob, and there are high level fitted for a wall mounted TV. The island units houses space for a breakfast bar to one side, and the kitchen has a window to the rear and double doors opening out to the gardens. Kardean flooring extends into:

**Utility Space** 1.7 x 1.6m (approx. 5'7 x 5'3)  
There are spaces for a washing machine and fridge freezer as well as wall mounted storage, and a door opens out to the rear aspect

**Cloakroom**  
Comprising pedestal wash basin, WC, tiled splash backs and Karndean flooring







**Playroom/Home Office** 3.7 x 2.43m (approx. 12'1 x 7'11)

A door leads from the cloakroom into this versatile home office or playroom, having Karndean flooring

Stairs rise to the first floor part galleried **Landing** where there is access via a drop down ladder to the boarded loft space. Doors open to the **Airing Cupboard** and into:

**Master Bedroom** 3.95 x 3.12m (approx. 12'11 x 10'3)

A spacious principal bedroom having a range of fitted wardrobes, a window to the front and integrated speakers. A door into:

**En Suite** 1.91 x 1.3m (approx. 6'3 x 4'2)

Comprising a refitted suite having wash basin set to vanity unit, WC and shower, with a chrome heated towel rail, an obscured window to the front, tiled



Splash backs and tiled flooring with electric under floor heating

**Bedroom Two** 4.53 x 2.62m (approx. 14'10 x 8'7)

A good sized double room having a window to the front

**Bedroom Three** 4.02 x 3.04m (approx. 13'2 x 9'11)

Another double room having a window to the rear

**Bedroom Four** 3.1 x 2.58m (approx. 10'2 x 8'5)

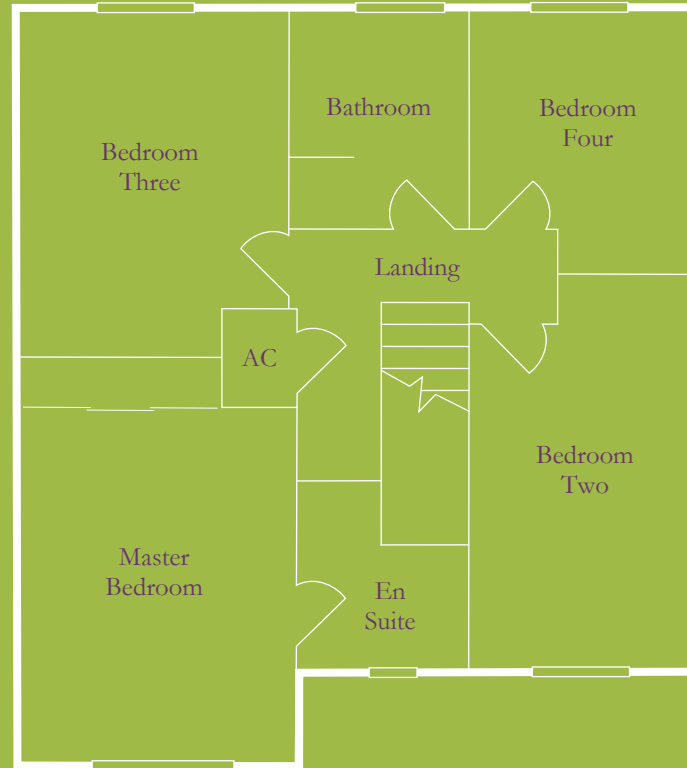
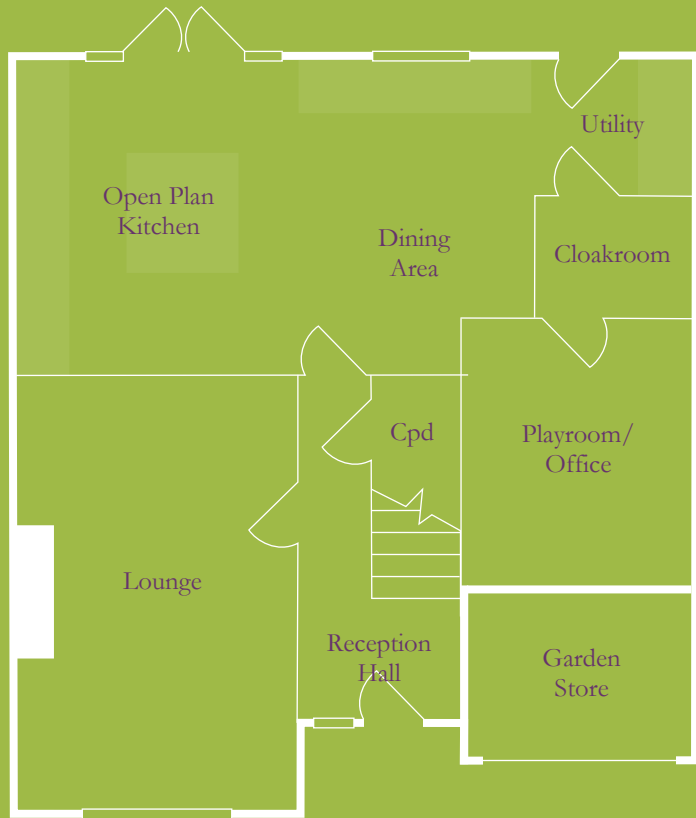
An ideal single room or study, having a window to the rear

**Family Bathroom** 2.5 x 2.07m (approx. 8'2 x 6'9)

A white suite comprises pedestal wash basin, WC, bathtub and separate shower, with tiled splash backs, Karndean flooring, integrated speakers and an obscured window to the rear







### Outside

The property is set back from the road beyond a tarmac driveway providing parking for two vehicles, with a gravelled garden providing potential to extend the parking area. An electric roller door opens into the **Garage Store**, and gated access to the side gives access into the rear garden

### Landscaped Rear Garden

Extending to a good size, the rear garden is laid out to a paved terrace leading onto artificial lawns bordered with raised sleeper edged flower beds. Steps lead down to a further entertaining area with space for a hot tub (existing hot tub is not included in the sale), and there is exterior lighting and water point to the rear aspect. The garden benefits from an open outlook onto Shobnall Sports Club

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**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 2014 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.