ABODE
SALES & LETTINGS

Bridgewater Road, DE14 2GD

Offers Over £315,000



https://www.abodemidlands.co.uk



A modern and beautifully presented four-bedroom detached family home positioned on the outskirts of Burton-on-Trent, offering easy access to nearby amenities, schools and transport links. The property benefits from off-street parking, a garage, a generous and private rear plot, and a well-designed layout including a spacious kitchen-diner to the rear, a separate living room to the front, a utility room and WC. The first floor provides four well-proportioned bedrooms, an en-suite to the master and a four-piece family bathroom.





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Accommodation

Ground Floor

The property opens into a welcoming entrance hallway with contemporary décor, wood-effect flooring and stairs rising to the first floor. To the front sits a well-sized living room featuring a stylish panelled wall, a large front-facing window and plenty of space for family seating.

Positioned across the rear is the impressive open-plan kitchen-diner, fitted with modern units, contrasting worktops, integrated appliances, breakfast bar seating and a spacious dining area. French doors lead directly out onto the patio, making it an excellent space for day-to-day living and entertaining. Off the kitchen is a separate utility room with additional storage and appliance space, as well as an external side door. Completing the ground floor is a guest WC.

First Floor

The first-floor landing gives access to four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite shower room finished with modern tiling and fixtures. The remaining bedrooms are all generous in size and neutrally presented, ideal for children, guests or home working. The family bathroom is fitted with a contemporary four-piece suite, including a separate shower and bath, with stylish tiling and a clean modern finish.

Outside

To the front, the property offers a driveway providing off-street parking and access to the garage. The rear garden is a key feature a good-sized, private plot that is not overlooked, with a large paved patio, level lawn and mature borders. This is an ideal outdoor space for families and entertaining, with room for play equipment and seating areas.

Location

Situated on the outskirts of Burton-on-Trent, the home provides straightforward access to local amenities, supermarkets, schools, leisure facilities and road links connecting to the town centre and surrounding areas. It offers a practical, well-connected setting for families and commuters.






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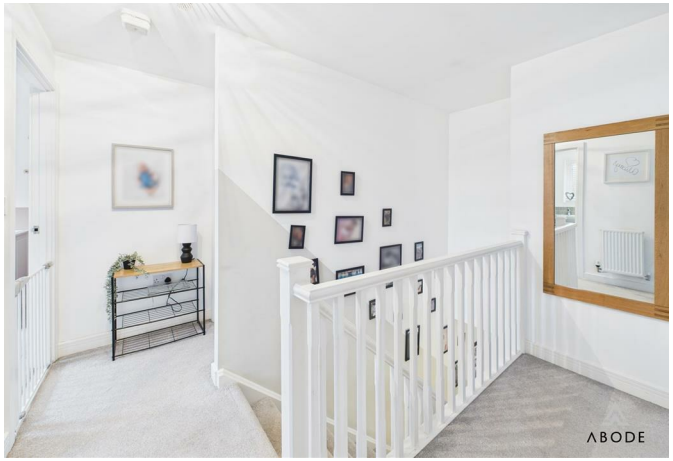
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AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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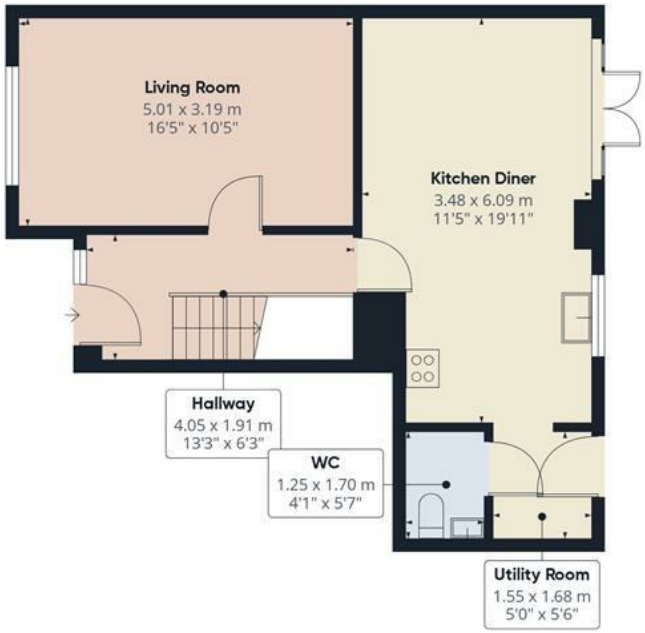

Floor 0



Floor 1



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Approximate total area(1)

107.4 m²

1157 ft²

(1) Excluding balconies and terraces

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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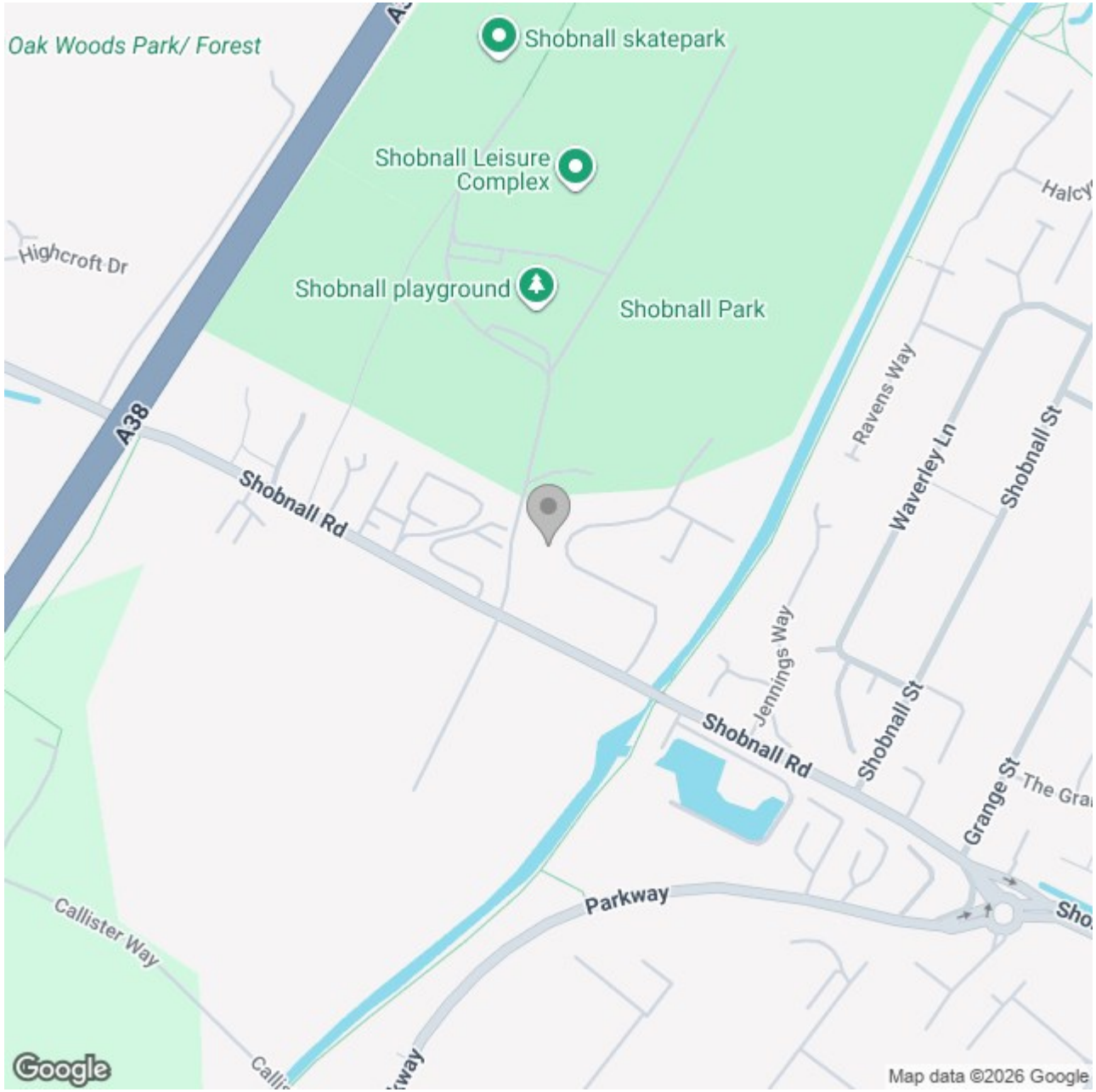

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.