

SUPERIOR HOMES

ROYSTON & LUND



19 Westminster Drive

| DE11 9RX

Guide Price £450,000

Guide Price of £450,000 to £475,000

A beautifully designed family home blending modern sophistication with effortless comfort.

From the moment you step through the front door, this exceptional five-bedroom detached home impresses with its balance of style, practicality, and attention to detail. Every element has been thoughtfully curated to create a space that is both luxurious and inviting.

At the centre of the home lies a truly stunning open-plan kitchen and dining area. This beautifully proportioned space is filled with natural light from airy French doors, pendant lighting, and spotlights.

The kitchen is fitted with Mirostone worktops—a seamless blend of natural quartz and acrylic resin that delivers both smooth texture and outstanding durability. The cabinetry offers exceptional storage, featuring a butler's pantry, larder unit, and ceramic sink. Integrated appliances include a fridge-freezer, dishwasher, and instant hot tap, all designed to complement the space's elegant aesthetic.

Adjoining the kitchen-diner through an archway is a beautifully designed utility and office room, continuing the same cabinetry and Mirostone surfaces. Here you'll find an additional ceramic sink and a large set of boot-room style cabinets along with bench. Formerly part of the garage, this space has been cleverly converted while still retaining a part of the original garage.

Just off the hallway sits the living room, a bright and welcoming space centred around a box bay window with multiple glass panels that flood the room with natural light. A convenient ground-floor WC completes this level.

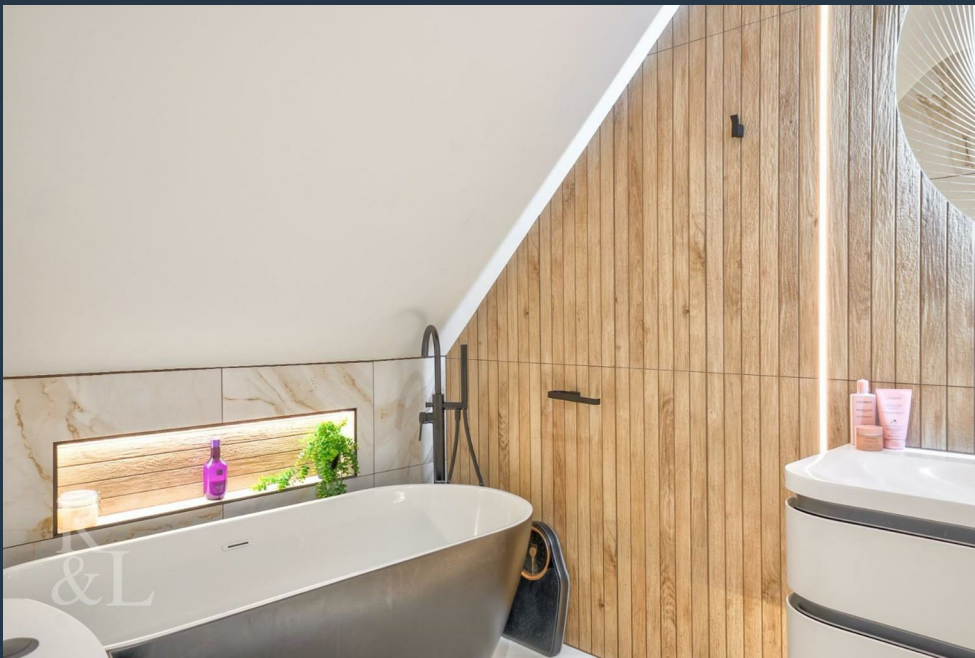
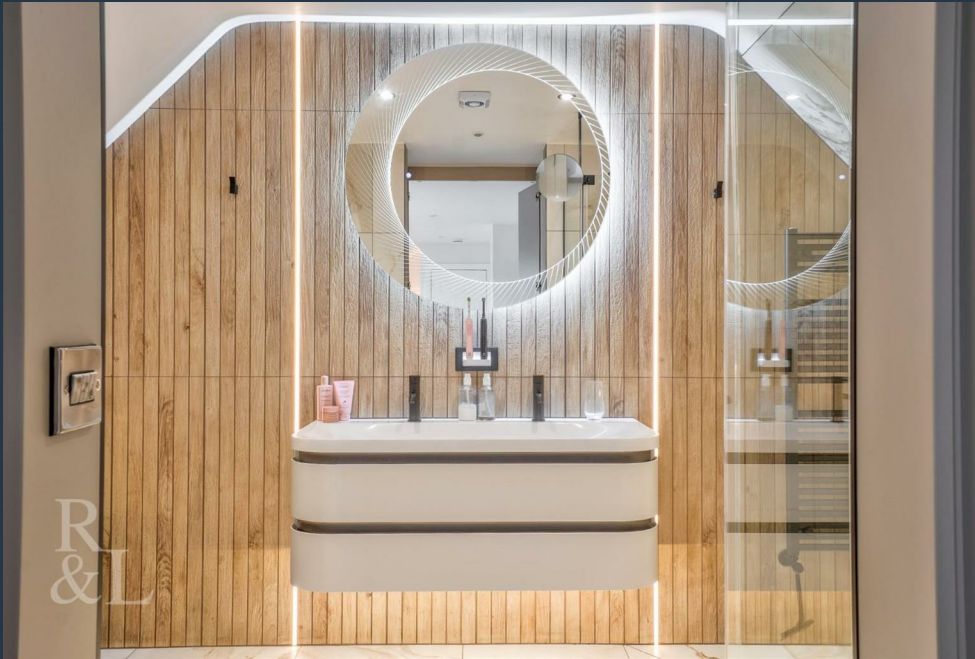




- Guide Price of £450,000 to £475,000
- Five Bedroom Detached Home Over Three Floors
- Principal Bedroom with Secret Luxury En-suite
- Gorgeous Open-Plan Kitchen-Diner with High Quality Units
- Bedroom One: Velux-into-Balcony / Bedroom Two: Juliet Balcony
- Converted Garage into Boot Room Utility / Office
- Welcoming Living Room with Box Bay Window
- Fitted Wardrobes Throughout all Bedrooms
- Well Maintained South Facing Garden / Off-Road Parking Available
- EPC Rating - C / Council Tax Rating - E





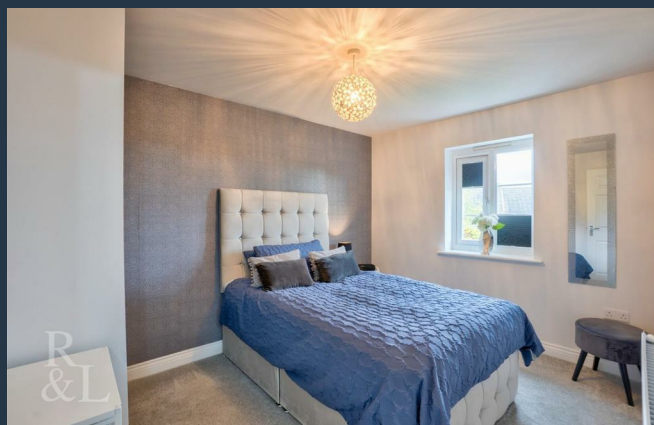






Ascending to the first floor, you'll find four luxurious bedrooms, each complete with fitted wardrobes. The largest bedroom on this floor benefits from French doors opening onto a Juliet balcony, offering a lovely view and a sense of openness. This room also enjoys a private en-suite shower room. A beautifully finished family bathroom, complete with bath and separate shower, serves the remaining bedrooms.

The entire top floor is devoted to the main suite—a breathtaking private retreat. The room is illuminated by three Velux windows, two of which open up, transforming into balconies that overlook the surrounding area.



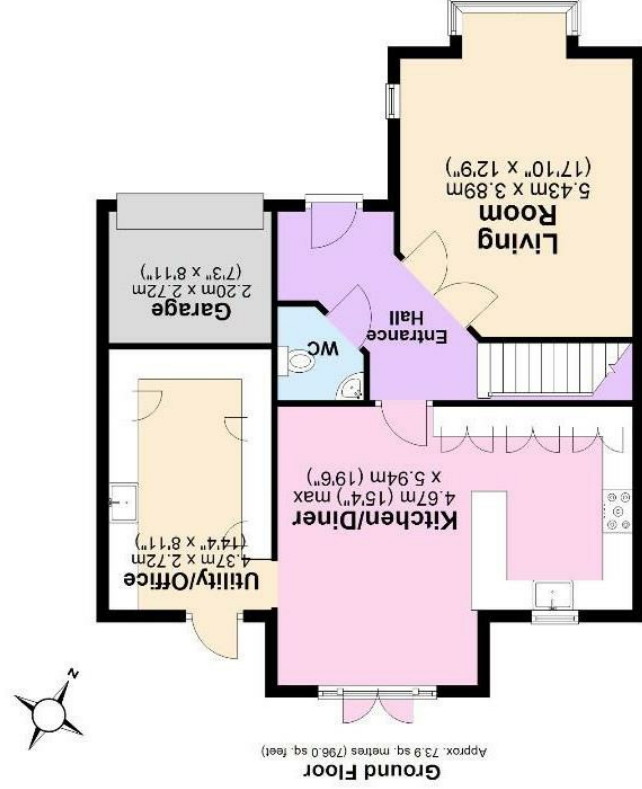
Hidden discreetly and seamlessly behind the fitted wardrobes lies a secret en-suite bathroom, this tucked away gem reveals a striking illuminated anti-steam mirror, a double vanity unit, a walk-in shower with black fittings and heated towel rail, and to the left, a freestanding double-ended bath... a perfect retreat elegantly concealed by high quality fitted wardrobes.

The rear garden is beautifully maintained, featuring a slabbed patio area, neatly kept lawn, and mature planting. External power sockets provide added convenience. To the front, there is parking for two vehicles and an electric car charging point.

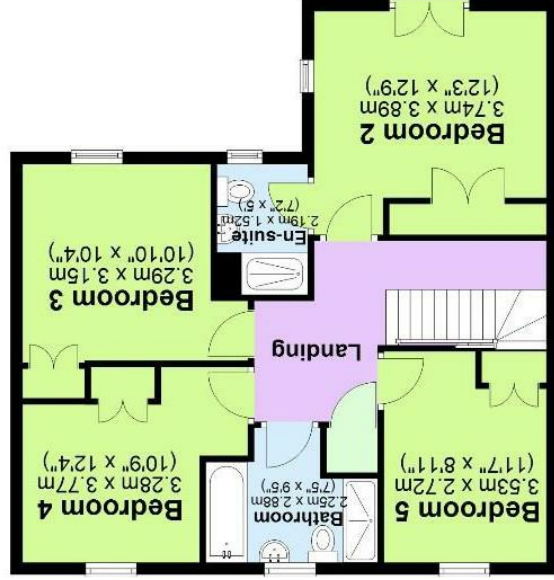
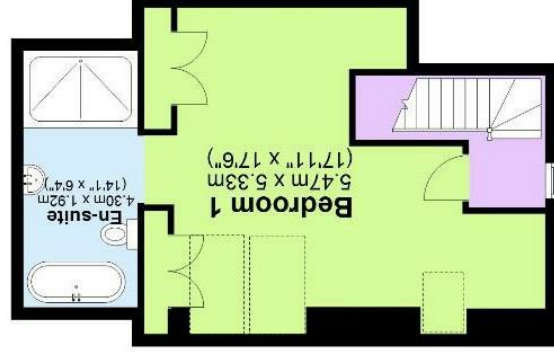


This property is well placed for local amenities and transport links. The area offers good schools including Church Gresley Infant & Nursery School, Pennine Way Junior Academy, and The Pingle Academy. Transport links are convenient, with regular bus services through the village, Burton-on-Trent rail station around 15 minutes away, and quick road access to the A444 and M42 for travel to Derby, Burton, and Birmingham.

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.



Total area: approx. 184.8 sq. metres (1989.6 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A	(92 plus) A		
(81-91) B	(81-91) B		
(69-80) C	(69-80) C		
(55-68) D	(55-68) D		
(39-54) E	(39-54) E		
(21-38) F	(21-38) F		
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
80	83		

EPC

