

Ashby Road

Burton-on-Trent, Staffordshire, DE15 0LG

John German





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£399,950

A stunning individually designed and built home offering a versatile layout in a highly regarded location, convenient for local amenities and road networks, offered to the market with no upward chain.

Enjoying a highly regarded address in Burton-on-Trent is this impressive, individually designed and built home offering a flexible layout. It has been further enhanced by the current owners with refitted kitchen and bathrooms plus well-tended gardens. This convenient location is close to Burton's wide range of amenities, Swadlincote, Ashby de la Zouch, the A38 and A50.

Set behind an expansive block paved driveway and being perfect for the car enthusiast having not only a detached double garage, but also an integral single garage.

A storm porch gives access to an entrance door that opens into the hallway with stairwell leading to the first floor (effectively the ground floor).

There are three reception rooms, starting with the lounge that has French windows overlooking the rear garden and a focal point log burner. Double doors open into the rear facing dining room with wooden floor and across the hall is the all-important home office/study that could be utilised as a fourth bedroom if desired.

The refitted kitchen is superbly appointed with a range of contrasting high gloss base and eye level units with work surfaces over incorporating a sink and drainer set below a front facing window. Integrated appliances comprise an eye level oven, hob, extractor fan and dishwasher.

A good sized utility room also has a range of base and wall units, space for appliances and a window and door to the rear garden.

Climb the stairs to the first floor with a stain glass double glazed window on the half landing as you ascend to the landing that has two useful storage cupboards.

The master bedroom is an impressive double room with a window enjoying far reaching views over Burton and the Peak District beyond. It also has its own private refitted en suite shower room with a large glazed enclosure, pedestal wash basin and WC.

Bedroom two is dual aspect and also has its own en suite shower room while bedroom three is another double sized room and has a built in storage cupboard.

The family bathroom has been refitted and upgraded with a freestanding bath, pedestal wash hand basin and WC.

The excellent sized rear gardens have been lovingly maintained and are set over two levels with shaped lawns and mature, attractive beds borders containing a large variety of plants and shrubs.

This really is a stunning home that has to be viewed to appreciate the plot, position and those fantastic views.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

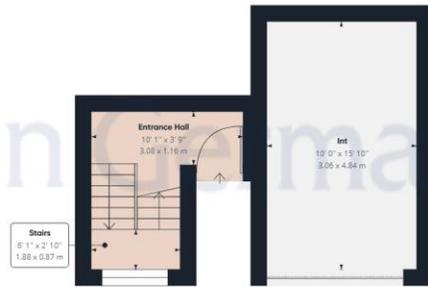
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/24062021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor Building 1



1st Floor Building 1



2nd Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2279.76 ft²

211.80 m²

Reduced headroom

6.99 ft²

0.65 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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