

# Ashby Road

Burton-on-Trent, DE15 0LQ

John   
German





# Ashby Road

Burton-on-Trent, DE15 0LQ

£275,000

A fabulous traditional bungalow with superb refitted accommodation set on an elevated plot enjoying far reaching views and good sized rear gardens.



Situated on this highly regarded road is this highly impressive detached traditional bungalow that has been significantly upgraded by the current owners. Offering a superb blend of character combined with contemporary fittings, set on a fabulous garden plot.

The current owners have created a driveway with steps leading up to the front garden which enjoys views across the town and beyond. Step inside a porch that in turn gives access to an L-shaped hallway with doors leading off.

A sliding door opens into a superb triple aspect open plan kitchen/dining/living space, the kitchen area is fitted with a stylish range of base and eye level unit with contrasting worktops over with inset sink and drainer plus a matching island unit incorporating a breakfast bar. Integrated appliances comprise double oven, hob, extractor fan, washing machine, fridge and freezer. The living and dining area has a contemporary wall mounted electric fire and bi-fold doors opening to the rear garden.

There are three bedrooms, two of which can accommodate a double bed while bedroom three could be used as a study if required, all served by a smart fitted shower room with a three-piece suite.

The rear gardens are a real highlight having a generous decked area and adjacent paved terrace ideal for outdoor dining beyond which lies a generous lawn surrounded by display borders packed with a variety of plants and shrubs. Side gated access leads to a useful outhouse with power points.

The bungalow also has the benefit of a single garage with an up and over door.

Located towards the top of Ashby Road there is a Tesco Express located on Brizincote Valley, the town centre is just a short drive away as is the A38 providing links to the A50, and Ashby de la Zouch is also easily accessible.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/14102021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D





John German 

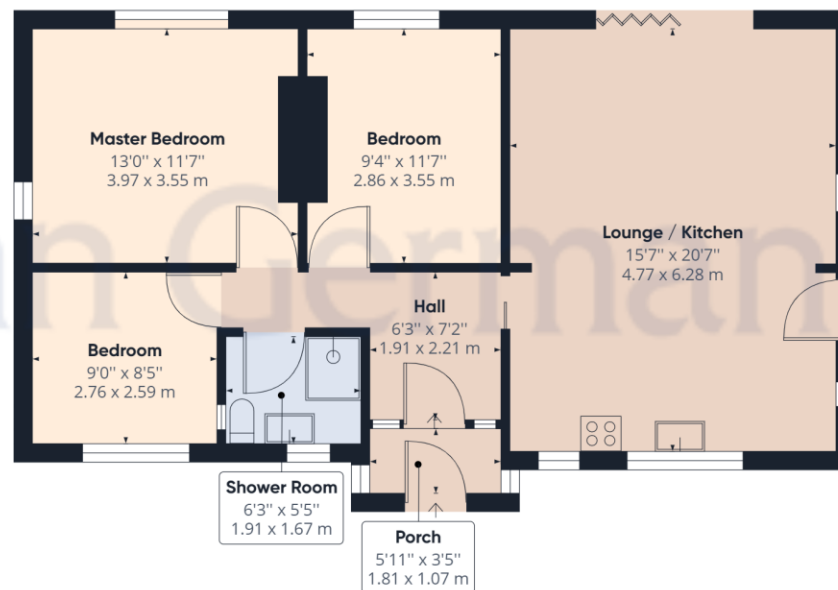


Ground Floor Building 1

Approximate total area<sup>(1)</sup>

782.91 ft<sup>2</sup>

72.73 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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

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## 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

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**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		87   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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JohnGerman.co.uk Sales and Lettings Agent



