

Branston Road

Burton-on-Trent, Staffordshire, DE14 3BT

John  
German





# Branston Road

Burton-on-Trent, Staffordshire, DE14 3BT

Offers over £550,000

Dating back to circa 1860, this substantial and attractive Victorian residence offers a wealth of character and charm, with sizeable rooms arranged over three floors and a superb garden to the rear.



Located just a short distance from the amenities of Burton town centre is this attractive and substantial Victorian property. Originally constructed in circa 1860, one former notable resident is Charles Arthur Tresise, who resided at the property with his family in the late 1800's to early 1900's. Charles Tresise was a local business owner as well as a Mayor and Alderman of Burton. His name can be seen prominently displayed on the foundation stone of Burton Magistrates Court, on Horninglow Street.

The main entrance door opens into the expansive hallway where the eye is immediately drawn to the charming stained glass window to the side aspect and its original Minton tile flooring that runs through.

From here, a staircase rises to the first floor and doors lead off to the various downstairs rooms including cloakroom with low level WC and stylish hand wash basin.

The first of the reception rooms is the dining room with exposed floorboards, a double glazed bay window as well as a beautiful fireplace and surround. There is characterful coving to the ceiling which is also present in the adjacent lounge where the exposed floorboards continue and there is also a brick-backed fireplace with multi fuel stove in addition to two central heating radiators.

Continuing through, the entrance hallway gives access to the kitchen/diner. Having been refitted to match the character of this home, there is wood eye and base level units with work surfaces over. Along with the quarry tiled floor, the chimney breast is the focal point - with exposed brickwork hosting the range cooker. There is ample storage with both a generous cupboard space and separate larder.

The utility has been created by the current owners, having previously been the kitchen for the property. It has further storage units, work surface and undercounter appliance space, a sink unit and external access door leading out to the rear garden.

Under the stairs, there is a door leading down to the cellar, which provides a useful storage space.

The first-floor hosts four of the seven bedrooms, all being generously sized. To this floor, there are three which incorporate a charming fireplace in keeping with the age of the property. The largest of the four is currently utilised as a dance studio, but maintains the characterful coving found elsewhere in the house.

Also on this floor, the refitted bathroom beautifully blends traditional with contemporary, with part tiling to the walls, a freestanding roll top bath and shower over, low level WC, hand wash basin and radiator with towel rail.

The second-floor hosts three further double bedrooms, with bedroom six hosting a charming period built in wardrobe and drawer unit.

There is another bathroom to this floor, offering both a freestanding bath – positioned beneath a skylight – a separate walk-in shower cubicle with wall mounted shower unit, a WC and wash hand basin. Subway style tiles with contrasting grout create a feature wall and there is also a heated towel rail.

The property itself is set back from the road with a tarmac and gravel frontage providing ample off-road parking for several cars. The beautifully landscaped gardens have created several distinct spaces, including a patio with ample space for entertaining guests, a decked area with space for a hot tub, a pond and a further sheltered seating area. There are brick-built outbuildings providing storage, and gated side access to the driveway.

**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.

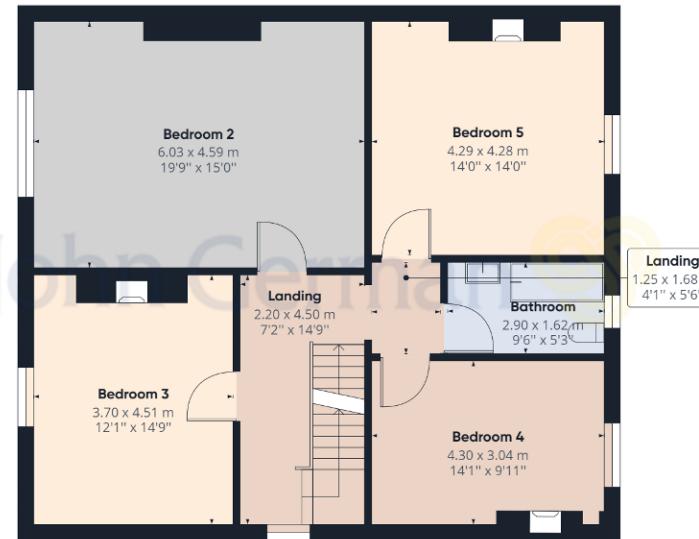
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)    [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/20052022

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





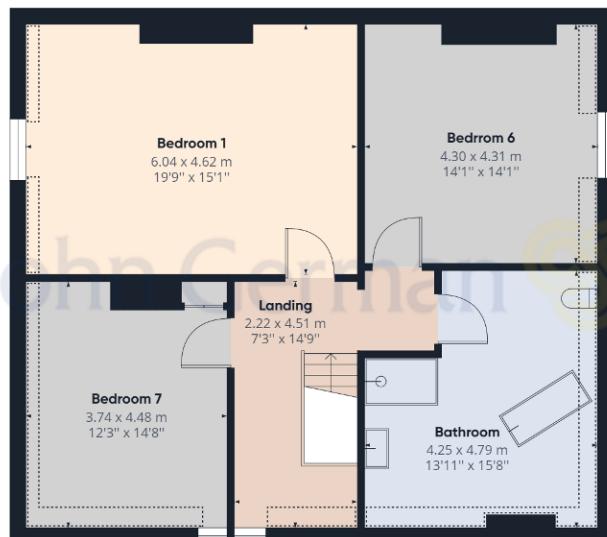


Approximate total area<sup>(1)</sup>

3028.52 ft<sup>2</sup>  
281.36 m<sup>2</sup>

Reduced headroom

80.22 ft<sup>2</sup>  
7.45 m<sup>2</sup>



(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.

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#### Agents' Notes

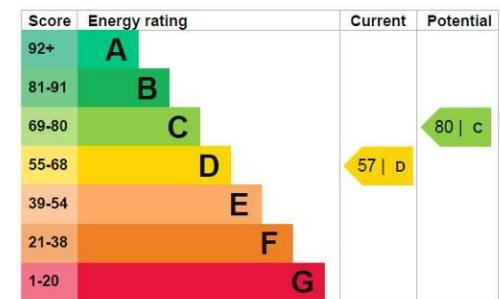
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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**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.



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