

# Ashby Road

Burton-on-Trent, DE15 0LQ

John   
German





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£400,000

A substantial bungalow on an extensive garden plot featuring an abundance of space of 2968 sq ft including double garage and workshop with outstanding far reaching views to front, situated in the secluded spot of a private drive.



This detached bungalow offers a substantial home with further potential to modernise and improve with some fine views across Staffordshire with the Peak District on the horizon.

Standing on a substantial garden plot with a large expansive frontage offering plenty of off road parking, the property is situated off a private drive serving just a handful of properties in the lovely secluded position.

Offering an abundance of space with the front storm porch opening into reception hall with door leading off.

The living/dining room is a room of substantial proportions, L shape with fire surround providing the focal point, patio doors opening out to balcony and patio doors opening into the conservatory.

A door off the living /dining room leads to a well fitted out breakfast kitchen equipped with a range of base and eye level units with matching centre island, space for a range style cooker, integrated dishwasher and window framing views across the rear garden. Off the kitchen there is a useful utility room with additional appliance space and base units. From the kitchen there is a glazed rear porch opening out to the rear garden.

To the right hand side of the bungalow there is a separate hallway with access off to three large double bedrooms. The master bedroom has a range of fitted wardrobes providing useful storage and an en suite bathroom with bath, separate shower cubicle, pedestal wash hand basin, WC and window to side.

Bedroom two has views across the rear garden and also has the luxury of an en suite with shower cubicle, pedestal wash hand basin, WC and useful fitted storage cupboard.

Bedroom three is also a very good size double bedroom with fitted wardrobes and window to rear.

There is an additional shower room off the entrance hall with shower cubicle, WC and wash hand basin.

The bungalow occupies a lovely elevated position and underneath the bungalow there is a large garage at 25' 7" x 20' 3" with door into a very good sized workshop of 25' 7" x 9' offering potential for a variety of uses.

The bungalow is situated off a private drive serving just a handful of properties. There is a large expanse of frontage providing plenty of off road parking together with central garden, steps to front door and side access around to rear garden. The rear garden has a paved terrace, lawned gardens and upon reaching the top of the garden there is spectacular views across the town and well beyond.

**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.

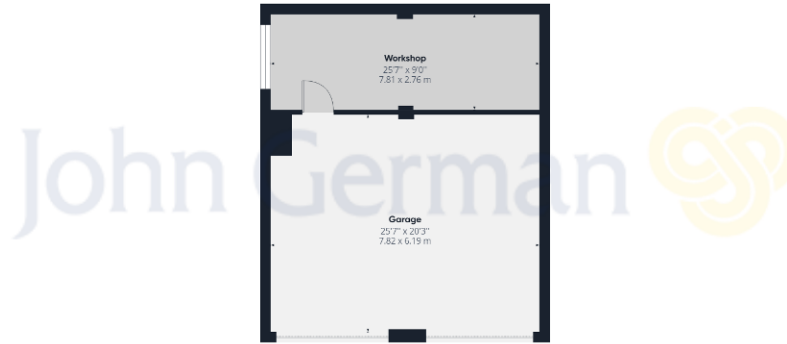
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/14022023

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







Ground Floor

Approximate total area<sup>(1)</sup>  
 2968.38 ft<sup>2</sup>  
 275.77 m<sup>2</sup>



Floor 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

**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             |         |           |
| 69-80 | C             |         | 71   C    |
| 55-68 | D             | 61   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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