

Ashby Road

Burton-on-Trent, Staffordshire, DE15 0LG

John German





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£485,000

An outstanding period home of immense charm and character offering a substantial family home with 2400 sq.ft of accommodation including 3 large reception rooms, refitted living kitchen, 4 large double bedrooms, en suite and bathroom plus substantial gardens.

This elegant family home is brimming with charm and character throughout, beautifully presented and ready to move into. It offers spacious accommodation and stands on a large garden plot including a long drive, detached double garage and established rear gardens. Set in a highly convenient location just a short distance away from Burton on Trent town centre and ideally placed for Ashby de la Zouch, the A38 and M42.

Step inside a grand reception hall with beautiful stained glass door and stain glass windows either side. A panelled staircase rises to the first floor, doors lead off and there is also access to the cellar.

On the ground floor there are three substantial reception rooms, the first of which is a light and spacious sitting room with high ceiling, period coving, a marble fire surround with inset fire, grate and hearth plus a panelled deep bay window overlooking the front. Across the hall is a charming sitting room again with high ceiling, period coving, fire surround housing a living flame gas fire and tiled inset set in a chimney breast with bespoke bookshelves either side. A large picture window frames views to the front.

At the heart of the home is a superbly appointed kitchen that has been refitted and upgraded by the current owner having a lovely Herringbone patterned floor, a range of base and eye level units, worktops, space for a range style cooker and further appliances. There is ample space for a dining table or sofas creating a lovely social space to entertain. A sash window overlooks the rear garden and a door opens into an elegant dual aspect dining room with wood flooring, sash windows to the rear and side together with a focal point fire surround and high ceiling.

Also off the kitchen is a useful, good sized utility room with base level units and additional appliance space. There is a Victorian airer, window to the side plus a door into a charming pantry with shelving and window to the side.

Completing the ground floor is a large cloakroom having a full height fitted storage cupboard, leading to a guest's WC also with a wash basin.

The first floor galleried landing leads to four exceptional bedrooms, the master is a particular highlight with views over the rear garden and a door opening to steps that lead down to a well appointed en suite bathroom having a panelled bath, pedestal wash hand basin, WC, bidet, part tiled walls, spotlights and a window to the side.

Bedroom two is a lovely light filled room with fitted wardrobes and shelving over either side of the chimney breast. Bedroom three is another excellent sized room with bay window pouring plenty of natural light in and bedroom four is currently used as a twin bedroom. Also off the landing is a useful walk in wardrobe or home office/study. The well appointed shower room has a suite comprising shower cubicle, WC, wash basin with mirror over, towel radiator/rail and window to the side.

To the rear there are extensive gardens starting with a block paved patio area giving access to three outhouses. Beyond this are generous sized lawns surrounded by mature planted beds and borders.

Set behind an expansive block paved driveway providing plenty of parking leading to a detached double garage with an up and over entrance door.

Note: There is a Flying Freehold by a neighbour over the pantry.

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

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/230122024

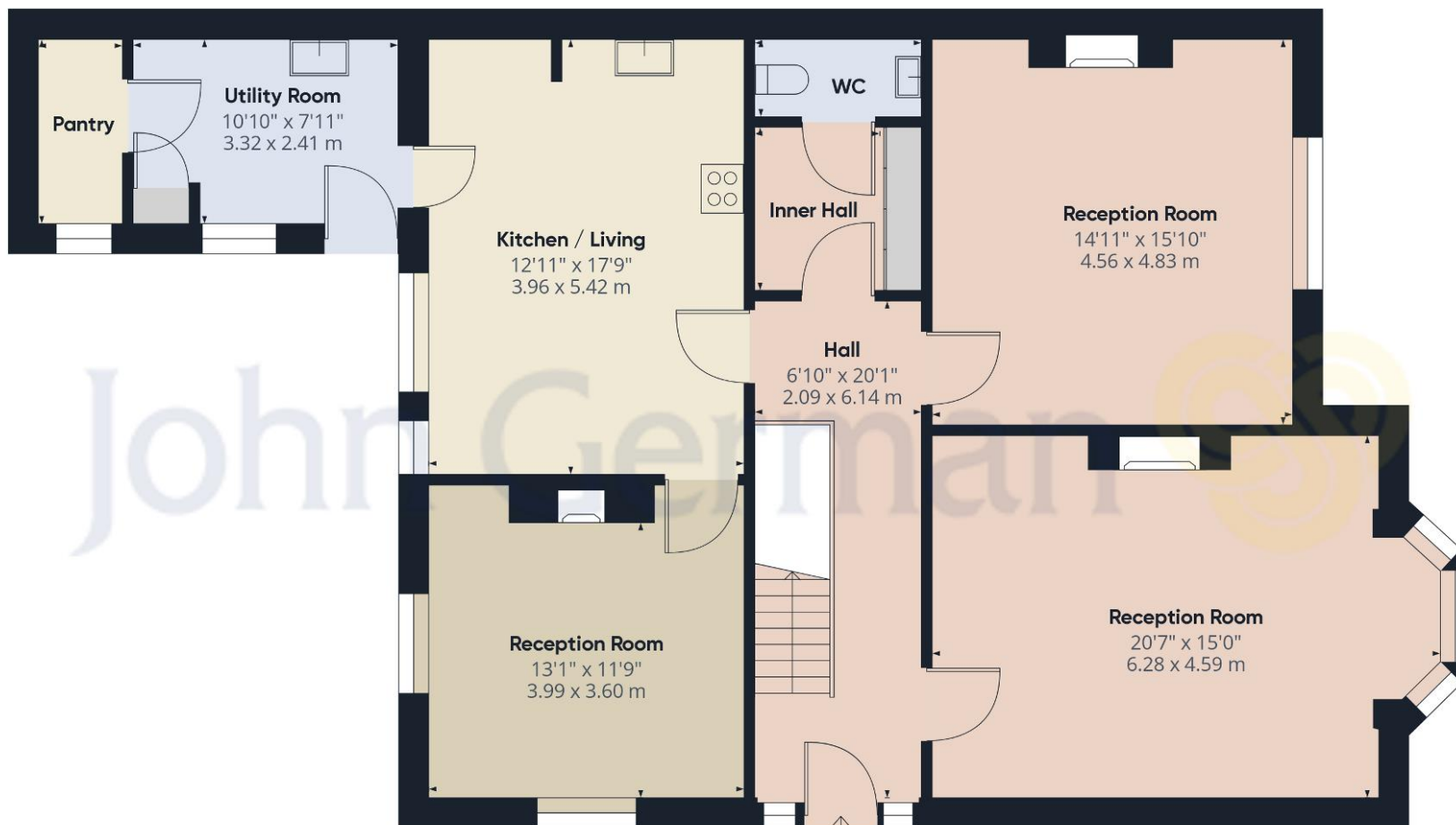
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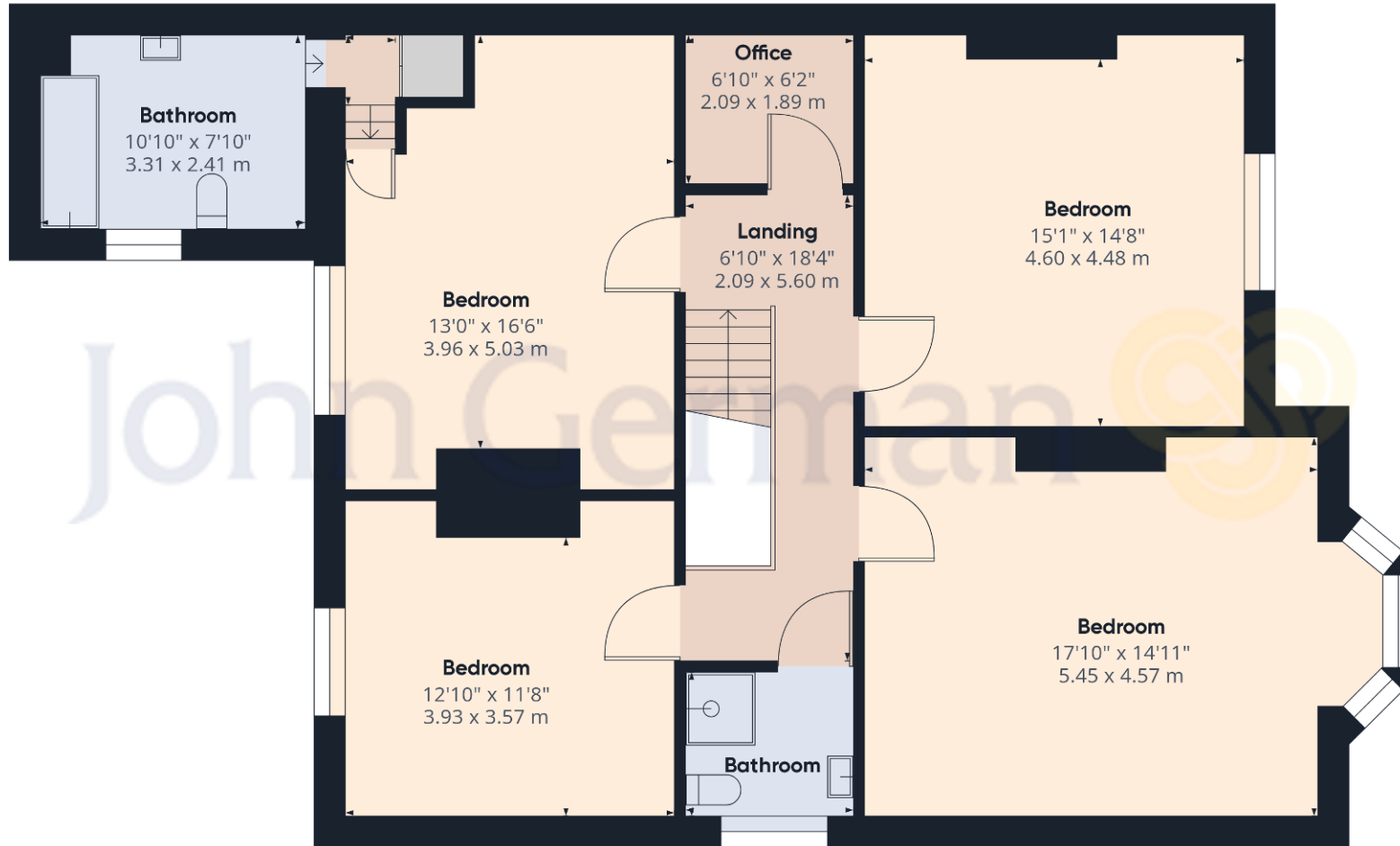
Approximate total area⁽¹⁾
 1244 ft²
 115.57 m²

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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Ground Floor



Approximate total area⁽¹⁾

1165.32 ft²
108.26 m²

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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Floor 1



Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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