

# Main Road

Anslow, Burton-on-Trent, DE13 9QD

John  
German





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Anslow, Burton-on-Trent, DE13 9QD

£750,000

A very generously proportioned individual residence on a lovely quarter of an acre plot within this highly regarded village with an excellent village school and John Taylor Academy catchment area.



The property is set well back in the plot with an open porch at the front having a decorative entrance door leading into a spacious reception hall which has a lovely dog-leg staircase off with turned balustrade to half landing and feature window to the front, together with useful storage area below and a cloakroom WC off. To the front is an attractive study or home office whilst beyond this is the well fitted breakfast kitchen which has a range of cottage style wall and base cupboards surmounted by oak block worktops with inset stainless steel sink and mixer tap, tiled splashbacks and integrated dishwasher. There is a brick recess housing the gas fired Rayburn (which provides domestic hot water and central heating as well), together with two exposed beams, quarry tiled flooring and window to the rear overlooking the lovely garden. Off the kitchen is a separate utility room which has a range of base and wall units, again surmounted by oak worktops with an inset stainless steel sink and mixer tap, tiled splashbacks, appliance space for washing machine, quarry tiled floor to match and door leading out to the side. Adjacent to the kitchen with a connecting door is the well proportioned dining room which also has a return door to the hall and there is an opportunity here to remove the wall between the kitchen and dining room to open out into a lovely living kitchen space and insert bifold doors which would open onto the garden. There is a separate, very spacious lounge running front to rear with a large feature brick inglenook style fireplace with raised tiled hearth (the gas fire is currently disconnected), a front facing bow window and French doors leading out to the rear garden.

To the first floor, there is an attractive and spacious landing with balustrade and sitting area. The master bedroom is very spacious indeed and has a range of built in wardrobes together with lovely views over the rear garden and beyond and is served by an en suite bathroom having bath in tiled surround with pedestal wash hand basin, WC and airing cupboard. Off the landing, there are three further very generous, excellent double bedrooms which are served by a family bathroom which has a corner bath in tiled surrounds with pedestal wash hand basin and WC, tiled shower with glazed enclosure.

The property stands well and is set back from the road behind an attractive front garden with extensive lawns and well stocked borders, together with drive leading to an excellent block paved parking and manoeuvring area serving the large detached double garage which has twin up and over doors, power, light and useful loft storage. Side access leads to the very attractive rear garden which has spacious paved patio areas and a covered stoup to the rear of the sitting room, extensive shaped lawns with ornamental and well stocked herbaceous borders, raised planters for a kitchen garden, a lovely central greenhouse and thatched timber summer house. There is an outside tap and lights.

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

**Property construction:** Standard. **Parking:** Drive & double garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband type:** TBC - 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 G

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

**Our Ref:** JGA/14052024

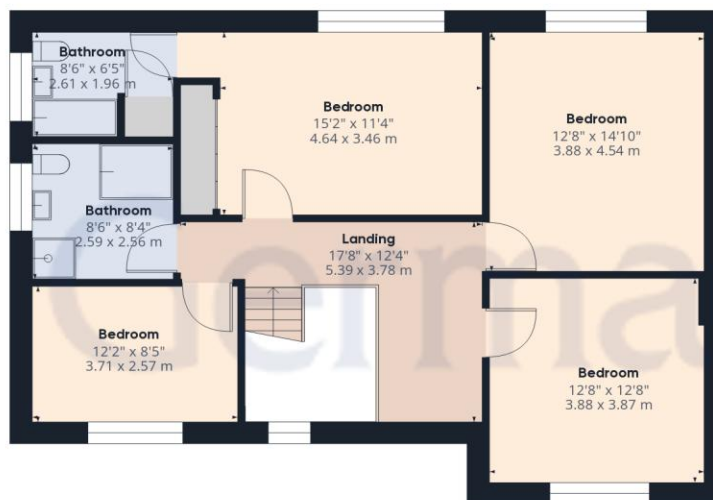
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Ground Floor



Floor 1

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

1887.67 ft<sup>2</sup>

175.37 m<sup>2</sup>

Reduced headroom

5.93 ft<sup>2</sup>

0.55 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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