

Ashby Road

Burton-on-Trent, Staffordshire, DE15 0LG

John
German





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£399,950

This lovely traditional detached 1950's bungalow stands on a wonderful garden plot with fantastic views and an enhanced energy efficiency added by solar panels. Enjoying a lovely secluded location with highlights including, spacious lounge plus conservatory, fitted breakfast kitchen, utility room/boot room, refitted guest cloakroom and refitted shower room, two large double bedrooms, a third bedroom/dining room, a detached garage and workshop.

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Situated in a discreet and secluded position, this beautifully presented traditional 1950s detached bungalow offers the charm of period character combined with practical modern enhancements, that include solar panels, an electric vehicle charging point, an integrated burglar alarm, and comprehensive CCTV coverage. Set within delightful established gardens, the bungalow enjoys exceptional panoramic views across the picturesque Trent Valley and beyond, while being conveniently close to local amenities, only a short drive from Burton-on-Trent town centre. For those who enjoy the outdoors, Stapenhill Gardens and scenic riverside walks are within easy reach, as are highly regarded schools catering for all age groups.

Approached via a private driveway serving only a handful of properties, the bungalow is set back, benefiting from ample off-road parking that leads to a detached garage, complemented by a practical garden store and workshops at the rear. The bungalow sits within wonderful, mature gardens, which are a notable highlight of this property. To the rear, landscaped lawns, beautifully stocked raised planting beds and borders, and an expansive south-facing paved terrace offer the ideal space for a alfresco dining and entertaining. An additional side garden with further lawned areas, paved patio, and a delightful decked seating area provides the perfect vantage point to relax and enjoy breathtaking panoramic views of the bungalow and across the rolling Trent Valley countryside stretching for miles into the distance.

Internally, the home is thoughtfully arranged, beginning with an inviting entrance porch opening into a welcoming L-shaped reception hallway, enhanced by spotlighting and featuring two generous storage cupboards. From here, doors lead into the principal living areas. Additionally, discreetly situated within the hallway is a large roof hatch with an integrated ladder, providing easy access to a spacious upstairs area, perfect for storage or offering excellent potential for future conversion (subject to relevant consents). The lounge is spacious and filled with natural light, centred around an attractive fireplace with a wood-burning stove. Patio doors open into a charming conservatory with a glazed roof and French doors, boasting fantastic south-facing views over the mature rear gardens, the stunning Trent Valley and beyond.

The breakfast kitchen, positioned conveniently across the hallway, is stylishly fitted with an excellent selection of base and wall units, complemented by quality worktops, integrated hob, double oven, extractor hood, and ample space for a fridge-freezer. A breakfast area provides a comfortable dining space, overlooking the picturesque gardens. Adjacent is a practical utility/boot room with additional storage, appliance space, a wall-mounted gas central heating boiler, tiled flooring, and external access to the side of the property. There is also a recently refitted guest cloakroom, tastefully equipped with concealed-cistern WC, a ceramic wash basin, illuminated (LED) mirror, fitted storage cabinets, heated towel rail, and window to the front aspect. A versatile second reception room, presently utilised as a formal dining room, can easily serve as an impressive third double bedroom, featuring attractive views to the front elevation.

The generous master bedroom is beautifully appointed, offering fitted wardrobes, a dressing table, and an elegant corner window capturing delightful garden views. The second double bedroom is equally spacious, with extensive fitted wardrobes and a large picture window framing similarly attractive outlooks. Both bedrooms are served by a stylishly refurbished shower room, fitted to a high standard with a spacious glazed shower enclosure, built-in storage vanity unit with inset washbasin, illuminated (LED) mirror, tiled walls and flooring, heated towel rail, and window to the side elevation. An additional separate WC with wash hand basin further enhances practicality.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

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

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

Broadband type: 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 **Our Ref:** JGA/05122024





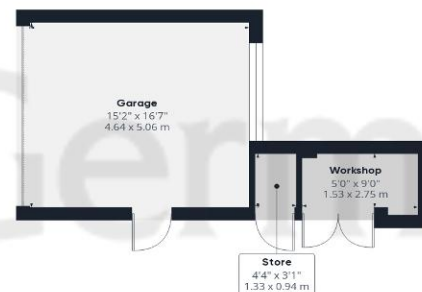


Ground Floor Building 1

Approximate total area⁽¹⁾

1650.97 ft²

153.38 m²



Ground Floor Building 2

(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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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