

# Osborne Street

Winhill, Burton-on-Trent, DE15 0JL

John   
German





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Guide Price

£365,000

This exceptional four-bedroom mid-terraced Victorian residence extends to approximately 1,420 sq. ft and is a truly rare offering, seamlessly blending timeless character with thoughtfully extended modern living, all set within the ever-popular Osborne Street in Winhill, Burton.

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Set behind a charming, low-maintenance front garden, the home immediately impresses upon entry. A welcoming and spacious hallway showcases beautiful original Victorian tiled flooring, setting the tone for the character and elegance found throughout.

To the front, the first reception room is rich in period detail, featuring a striking bay window that floods the space with natural light, a decorative ceiling rose, original alcoving, and a prominent chimney breast. This versatile room offers excellent flexibility and would make a superb formal lounge, family room, or playroom.

The second reception room, currently arranged as the main living room, continues the home's characterful theme with picture rails, a further ceiling rose, and a painted brick fireplace that creates a cosy yet spacious environment for family living.

Beyond this, a secondary hallway provides access to useful understairs storage and a convenient downstairs WC with hand wash basin, before leading you into the true heart of the home.

The impressive kitchen diner has been beautifully extended to the rear, creating a stunning open-plan space designed for both everyday living and entertaining. The shaker-style kitchen is well-appointed with ample wall and base units to both sides, a fitted double larder, double oven, five-ring gas hob with extractor, integrated dishwasher, and designated space for a fridge freezer, washing machine, and dryer. The worktop extends into a curved breakfast bar, subtly defining the space while maintaining a sociable layout.

The dining area, framed by surrounding windows, offers picturesque views of the garden and is further enhanced by bifold doors, creating a seamless connection between indoor and outdoor living. This space truly feels special-perfect for hosting or simply enjoying everyday family life.

To the first floor, the property offers four well-proportioned bedrooms. The front principal bedroom is a generous double, boasting large arched windows, picture rails, and an original fireplace. Adjacent is the fourth bedroom, also featuring an arched window, ideal as a nursery, single bedroom, or home office.

The central bedroom is the largest on the floor, offering ample space for additional furnishings, an original fireplace, and a peaceful rear aspect overlooking the garden and distant field views. A further double bedroom to the rear enjoys similar views and retains its own original fireplace.

A spacious family bathroom serves all four bedrooms, fitted with a large shower cubicle, WC, hand wash basin, and a beautiful standalone clawfoot bath, alongside useful storage.

Externally, the property truly sets itself apart. The rear garden is an outstanding feature-rare for a home of this type. Stepping out from the bifold doors, you are greeted by a generous patio area that extends to a unique side alleyway providing direct access to the front of the property-an incredibly valuable and uncommon benefit for a terraced home.

The garden continues to unfold in layers: a further patio dining area, a wide gravel pathway bordered by vibrant flowers, and a substantial lawn filled with fruit trees, mature shrubs, and thoughtfully planted beds, all enjoying open views across fields beyond.

Positioned within a characterful and established residential street in Winhill, the home benefits from a wide range of local amenities including shops, schools, transport links, and easy access into Burton town centre, making it perfectly suited for families and commuters alike. There is ample on-road parking available.

This is a truly special home-rich in period charm, enhanced by modern living, and offering outdoor space that is simply unmatched for its type. A must-view property to fully appreciate everything on offer.

**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:** On road

**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 C

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

**Our Ref:** JGA/24032026

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Ground Floor

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

1496 ft<sup>2</sup>

139 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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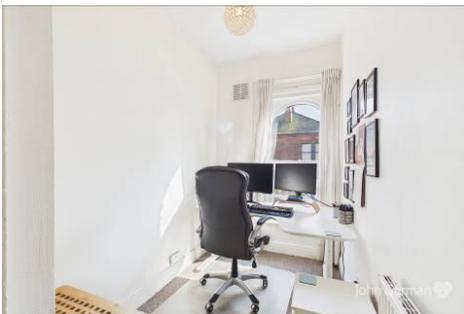
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