

Bushton Lane

Anslow, Staffordshire, DE13 9QL

John 
German





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£650,000

A superb detached farmhouse offering a substantial family home with accommodation arranged over three floors in a superb edge of village location with highlights including four reception rooms, large dining kitchen, utility room, four first floor bedrooms including master with large en suite and en suite to bedroom two, together with a second floor offering tremendous scope and potential, currently comprising four rooms. Established gardens, extensive driveway, no upward chain.



John German are delighted to offer for sale this impressive and handsome former farmhouse enjoying a delightful edge of village position in the sought after location of Anslow with a primary school and popular public house together with being well placed just a short drive away from the John Taylor Academy, also with the benefit of excellent access to the A38 and A50 providing transport links with the nearby centres of Burton on Trent, Lichfield, Uttoxeter, Derby and beyond.

The house is set behind a vast driveway providing plenty of off road parking, with a path to the storm porch with a door leading onto the entrance hall with a useful under stairs storage alcove and doors leading off. The first of the reception rooms is a cosy lounge with a wood burner providing the focal point and window framing views to the front. Off the hall is a large separate dining room again with window framing views to front. The heart of the house is the large farmhouse style dining kitchen equipped with a range of base and eye level units, integral dishwasher and space for a Range style cooker and large fridge freezer. Ample space for a good sized dining table, tiled floor and two windows framing views across the rear garden. Off the kitchen is a sitting room/snug with window framing views to rear and there is also a large utility room (18'5 x 12'0) with base units, space for several further appliances, wall mounted gas central heating boiler, dual aspect windows and a double glazed door out to the rear. Door to a useful study with dual aspect windows. Completing the ground floor accommodation is an internal lobby with access to the guest w.c refitted in a modern style.

To the first floor a character split level landing has doors leading off. The feature of this particular floor is the fantastic double master bedroom with window framing views to front together with a large en suite shower room having a contemporary white suite including double shower cubicle, concealed cistern w.c and vanity basin set into a unit with storage under, part tiled walls, chrome towel rail/radiator and chimney breast with fitted storage cupboards either side. Bedroom two is also a generous double with an alcove ideal for a wardrobe and its own en suite shower room with shower cubicle, fitted vanity unit with inset wash basin, concealed cistern w.c, tiled walls and towel rail/radiator. There are two further large double bedrooms on this floor and a family bathroom with modern white suite comprising panelled bath, pedestal wash basin, w.c and a useful storage cupboard.

A door off the landing leads to a staircase up to the second floor with four good sized rooms offering plenty of scope and potential. They are currently used as storage and games rooms but could be utilised in many ways.

Outside

To the side is a garage with a barn-style door, loft space and door to rear. The rear gardens are well established with a good sized paved terrace ideal for al fresco dining, shaped lawns and well established borders.

Local Council: East Staffordshire Borough Council. Band G

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.environment-agency.co.uk

www.eaststaffsbc.gov.uk

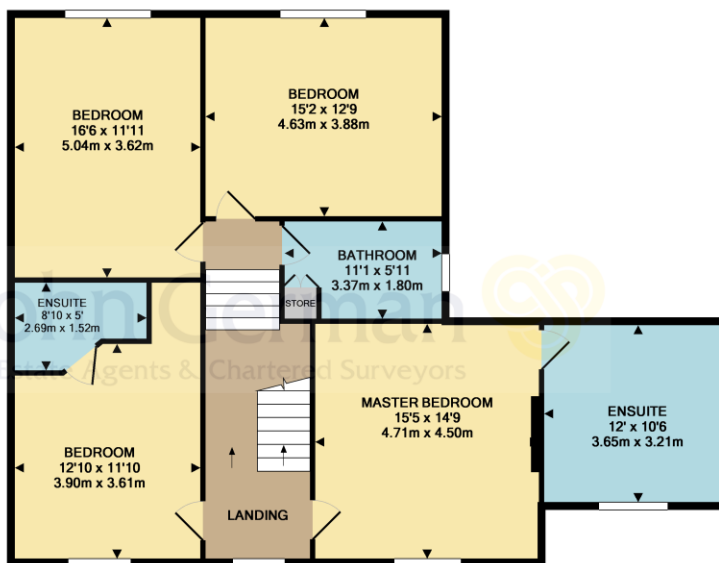
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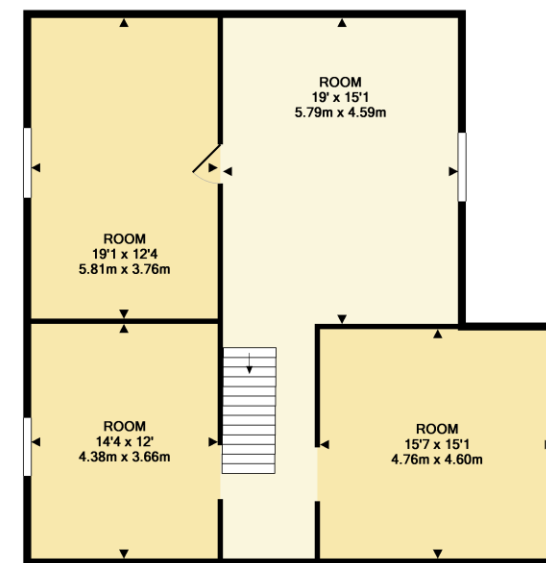




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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