

Rosemount Road

Burton-on-Trent, DE15 0LJ

John German



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Offers over £290,000

Located a short trip away from the Centre of Burton Town is this wonderfully spacious Victorian family home on Rosemount Road. With spacious living areas, a versatile outbuilding, and a prime Burton-on-Trent location, this property is ideal for families seeking both style and convenience.

Upon entering, you are welcomed by a spacious hallway that leads into the cozy living room with a charming bay window to the front. Adjacent to the living room is a second reception room, ideal for use as an additional living room or as a playroom. Moving further, you'll find a dining room, which flows seamlessly into the well-equipped kitchen. The kitchen, located towards the rear of the property, is well-equipped with matching wall and base units, base level electric oven, gas hob and cooker hood over, plumbing for dishwasher and space for fridge freezer. The kitchen allows side access to the side and double French doors that lead to the rear garden. Completing the ground floor is a practical utility area and WC, providing convenience for day-to-day living.

Upstairs, the property continues to impress with a generously sized master bedroom, offering ample space for wardrobe space and furniture. There are two additional bedrooms, each filled with natural light and offering plenty of space for family members or guests. The bedroom at the rear of the property also enjoys a separate room which could be used as a 4th bedroom or alternatively an office, dressing room etc. A modern family bathroom serves the first floor, which comprises of a bath and shower over, low level flush and wash hand basin.

To the front of the home, this property offers a space to the front which can be used for off road parking for one car. The front door is accessed via the side of the property, where you will also find a side gate leading to the rear garden. The rear garden at 16 Rosemount Road is a true highlight, offering a well-maintained and private outdoor space perfect for family living. The garden is mainly laid to lawn with a stepping stone pathway leading to the back of the garden, where you will find the stunning outbuilding. The garden is further enhanced by stylish decking areas at both ends, perfect for alfresco dining and entertaining. In addition to the main house, there is a separate building on the grounds. This versatile space is currently used as a bar by the current owners, perfect for entertaining. Alternatively, this space can be used as a home office, studio, or additional storage.

Rosemount Road is ideally located in the heart of Burton-on-Trent, a thriving market town renowned for its brewing heritage. This sought-after residential area offers excellent local amenities, including shops, cafes, and restaurants, all within easy reach. Families will benefit from the proximity to well-regarded schools, such as Abbot Beyne School, Tower View Primary School & Burton and South Derbyshire College. For commuters, the location is highly convenient, with easy access to the A38 and A444, providing swift connections to Derby, Birmingham, and beyond. Burton-on-Trent railway station is also nearby, offering direct services to major cities.

This beautiful home, filled with warmth and character, is ideal for families or those looking to upsize. Located in a popular area of Burton-on-Trent, close to local amenities, schools, and transport links, Rosemount Road is a must-see property. Don't miss your chance to view this stunning home – contact John German today to arrange a viewing.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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 C

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

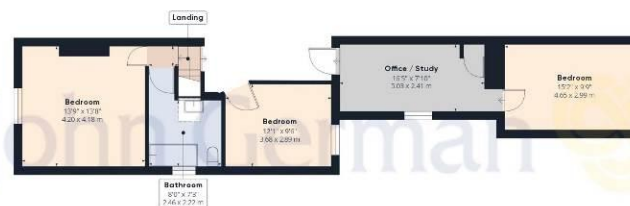
Our Ref: JGA19082024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1600.16 ft²

148.66 m²

(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.

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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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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