

# Bushton Lane

Anslow, Burton-on-Trent, DE13 9QL

John   
German



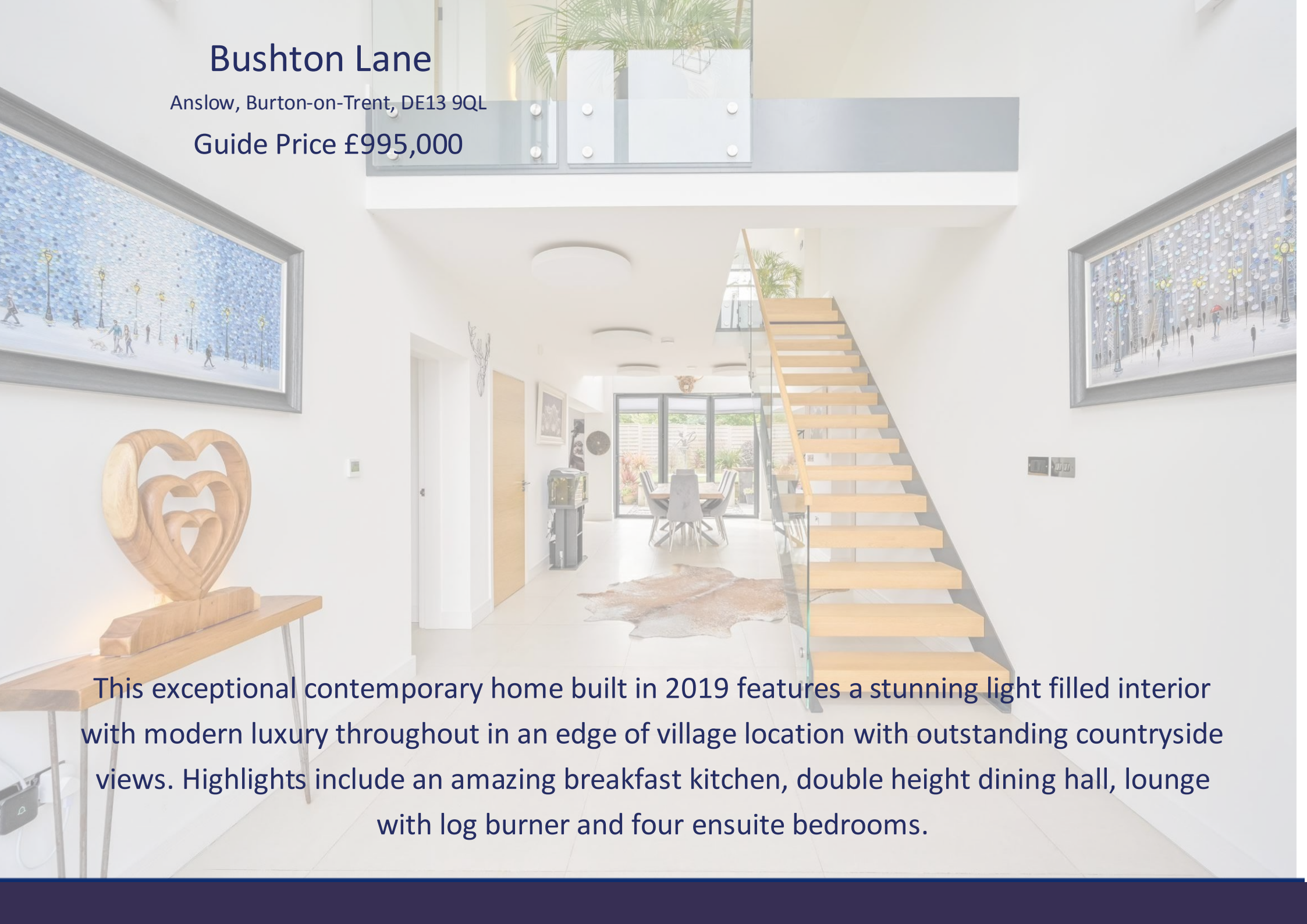




# Bushton Lane

Anslow, Burton-on-Trent, DE13 9QL

Guide Price £995,000



This exceptional contemporary home built in 2019 features a stunning light filled interior with modern luxury throughout in an edge of village location with outstanding countryside views. Highlights include an amazing breakfast kitchen, double height dining hall, lounge with log burner and four ensuite bedrooms.

Introducing The Gables, a wonderful architect designed home with breathtaking views offering a high spec home with energy efficiency in mind. There are two air source heat pumps providing wi-fi controlled and zoned underfloor heating both upstairs and downstairs, with wall mounted thermostats and control panels in every room, solar panels and two Tesla batteries (battery packs by separate negotiation), making this perfect for those seeking greener living.

The house is filled with natural light with three sets of bifold doors opening out to landscaped gardens, perfect for entertaining inside and out. From the landing, the master ensuite and bedrooms two and three feature stunning picture windows/French doors framing amazing rolling countryside views. Set behind a block paved drive there is plenty of space to park, together with an integral double garage with a Hormann electric door.

The reception/dining hall offers the perfect entrance, double height with a galleried landing over, together with views front and rear with plenty of light flooding in. A feature staircase with glass balustrade rises to the first floor and there is a door to a guest WC.

The lounge has a contemporary Dik Geurts Odin Tunnel 'floating' log burner for cosy evenings and full height bifold doors open out to the garden. The rear portion of the hall offers a superb dining space ideal for entertaining, with an open aspect through to an amazing breakfast kitchen which is fitted with base and wall units, together with a large island having a marble surface providing the centre piece and breakfast bar with three lights over. Integrated appliances include a Neff induction hob, oven, steam oven, combination oven/microwave, warming drawer, dishwasher, full height fridge and freezer. Bifold doors open out to the rear garden.

Off the kitchen is a useful and well-appointed utility room with space for washing machine and tumble dryer, a door to rear and door to the plant room. The integral garage has the unique feature of doors to both the reception hall and the plant room.

The first of the bedrooms is situated on the ground floor, a bedroom of large proportions with three windows framing views to front and a well-appointed ensuite shower room.

On the first floor, the galleried landing takes full advantage of the views to front and rear with doors leading off to three further bedrooms.

The master suite is luxurious with a balcony to enjoy garden views, spacious dressing room and walk-in wardrobe. There is a stunning and substantial ensuite, with a glazed gable framing beautiful views, glazed in and out shower, free standing bath and wall mounted Lusso Stone wash basin with freestanding unit underneath.

Bedroom two has stunning views from a large glazed gable window, dressing area with fitted mirrored wardrobes and a well-appointed ensuite shower room. Bedroom three has a dressing area and balcony with views to rear and an ensuite shower room.

The landscaped garden to rear offers a wonderful outdoor space with two paved terraces ideal for outside dining, entertaining and relaxing, together with shaped lawns and a good degree of privacy.

The property enjoys a lovely village setting with a primary school and popular pub and is well situated for John Taylor. Countryside walks on your doorstep and excellent transport links make this a wonderful home with the conveniences all in easy reach including St George's Park.

This high-tech home is ideal for a family or multi-generational living in a highly regarded location.

**Note:** Since the last EPC was carried out, our clients have installed additional solar panels and two Tesla batteries.

**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 & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Twin air source heat pumps

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

**Broadband type:** Fibre - 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)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/29082024

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Ground Floor



Floor 1

John German

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

3129.07 ft<sup>2</sup>  
290.7 m<sup>2</sup>

**Balconies and terraces**

71.04 ft<sup>2</sup>  
6.6 m<sup>2</sup>

**Reduced headroom**

15.93 ft<sup>2</sup>  
1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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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**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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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