

# Ashby Road

Burton-on-Trent, Staffordshire, DE15 0LG

John German









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£425,000

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 discrete and secluded location is this beautifully presented 1950's traditional detached bungalow offering a superb character home, yet with energy efficiency enhanced by solar panels and a car charging point. Standing on a wonderful and established garden plot, the property also features fantastic views as well as excellent access to local amenities being just a short drive away from Burton-on-Trent town centre. It is also well placed for riverside walks at Stapenhill Gardens and schools for all ages. Situated off a private drive serving just a few properties with a good expanse of driveway providing plenty of off road parking where there is also a detached garage, together with a garden store and workshops to rear.

The bungalow itself features well arranged accommodation beginning with an entrance porch and a welcoming L shape reception hallway featuring two large storage cupboards with spotlights through and doors leading off. The lounge is a spacious and light room with a fire surround and wood burning stove providing the focal point, window to side and patio doors opening through into a lovely conservatory which has a glazed roof, French doors and fantastic south facing views across the rear garden and beyond. Across the hallway is a smart fitted breakfast kitchen equipped with a range of base and eye level units with worksurfaces over, integrated appliances including hob, double oven and extractor hood, space for a fridge freezer, ample space for a breakfast table, spotlights and window framing views across the garden. Off the kitchen is a useful utility room/boot room with additional appliance space, base and eye level units, wall mounted gas central heating boiler with a tiled floor through and a side door opening to the side entry. There is a refitted guest cloakroom with a suite comprising concealed cistern WC, ceramic wash hand basin, fitted wall cupboards, towel rail/radiator, spotlights and window to front. The property features a second reception room, currently used as a formal dining room which could easily be utilised as a large third double bedroom, with window framing views to front. The master bedroom is a highlight of this home having a spacious feel and featuring fitted wardrobes and a dressing table together with a corner window framing garden views. Bedroom two is an equally impressive double with fitted wardrobes across one wall, again with a large picture window framing garden views. The bedrooms share a well appointed, refitted and upgraded shower room with tiled walls and floor, large glazed shower enclosure with alcove shelf, fitted vanity wash hand basin with drawers providing storage under, lit mirror, towel rail/radiator and window to side. There is also an additional separate WC with wash hand basin.

The house stands on a fabulous established garden plot with a beautiful rear garden featuring shaped lawns, raised planting beds and further borders together with a good sized, south facing paved terrace ideal for outside dining. There is also an additional side garden with a shaped lawn, a paved terrace and decking in the top corner of the garden, perfect for enjoying views back towards the bungalow and beyond, as shown in the photos.

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

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

**Our Ref:** JGA/05122024







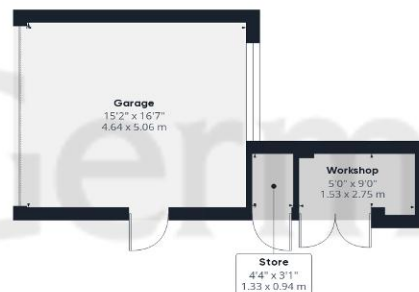


Ground Floor Building 1

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

1650.97 ft<sup>2</sup>

153.38 m<sup>2</sup>



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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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	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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