

# Alexandra Road

Burton-on-Trent, DE15 0JE

John   
German









# Alexandra Road

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£650,000

A stunning Victorian home, on the market for the first time in over 30 years.

Rich in history and brimming with character, the property has SEVEN bedrooms, FOUR bathrooms and multiple reception rooms, making it a truly exceptional and spacious family home.

John German 

For us at John German, this home on Alexandra Road is a fine example of a true Burton home. A property where rich Burton history and craftsmanship meets contemporary design and the ideals of modern day living. Situated in a popular residential area, this property offers easy access to a range of local amenities, including shops, cafés and schools. Excellent transport links via the A511 connect to Burton-on-Trent and beyond, while nearby countryside provides fantastic walking and outdoor leisure opportunities. Schooling options include Winshill Village Primary School and Holy Rosary Catholic Primary School, with secondary schooling at Paulet High School. The area is also within reach of highly regarded independent schools such as Repton School and Foremarke Hall.

The home sits behind an expansive driveway which is laid to stone, giving off road parking for multiple vehicles. The driveway leads onto the detached garage, accessed to the front via double doors. The garage is fitted with power and lighting throughout and can also be accessed from the rear garden.

Stepping through the front door, you are instantly welcomed by the character and charm of this period home. High ceilings and original Minton-style tiles create a grand and traditional entrance, setting the tone for the elegant features and timeless appeal found throughout the property.

The main living room of the home is accessed to the left of the hallway, with a wonderful bay window to front flooding the room with natural light and an original fireplace. Adjacent to the living room is the formal dining room of the property, a brilliant space to host and entertain, with a stunning floor to ceiling period stained window.

The hallway also provides access to the cellar, a versatile space currently used for storage but offering great potential for laundry facilities or further use to suit the needs of the new owners.

Following on, the home offers another dining room, which is once again a versatile space which can be adapted to suit the new owners needs, this space would make an ideal home office, playroom etc.

Next is another reception room, that lies adjacent to the kitchen and is currently used as a separate living room, with original quarry tiles and original fireplace.

The kitchen is fitted with matching wall and base units, an AGA cooker, integrated dishwasher, separate electric oven, gas hob and cooker hood above, stainless steel sink and drainer plus space for a fridge freezer. The rear garden is accessed through external double doors.

To finish the ground floor living space, the home enjoys a ground floor shower room with shower enclosure, WC and wash hand basin.

Leading to the first floor, the home enjoys four bedrooms, all of which are generous double sized bedrooms, with the master bedroom and another bedroom enjoying en suite bathrooms.

The master bedroom is the pick of all of the bedrooms, not only benefitting from its own en suite but also having built in wardrobes and being a brilliant size.

This floor also hosts a contemporary fitted family bathroom with a freestanding bath tub with mixer taps and shower attachment, WC and wash hand basin.

To the second floor, the property has another three bedrooms, seven in total! All three bedrooms on this floor are once again, generous double sized bedrooms with the sellers using one for storage and one as a home gym.

The rear garden of this home on Alexandra Road is a true showstopper. Thoughtfully transformed by the current owners over the years, it offers an impressive blend of space and privacy. A generous patio provides the perfect setting for outdoor furniture, while steps and an archway lead to a well-sized lawn, which benefits from not being overlooked. Enclosed by wooden fencing, this garden is ideal for both relaxation and entertaining.

**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:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre and cable

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)

**Our Ref:** JGA/20022025

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John German







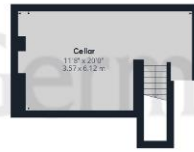


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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

3158.36 ft<sup>2</sup>

293.42 m<sup>2</sup>

Reduced headroom

32.35 ft<sup>2</sup>

3.01 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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