

Woods Lane

Burton-on-Trent, Staffordshire, DE15 9DB

John German



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£450,000

This stunning period home boasts extended accommodation, elegantly styled throughout together with being on a wonderful surprisingly secluded garden plot with brook running through and an exceptional bespoke garage. Highlights include 4 reception rooms, a superb kitchen and refitted bathroom.



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This detached period home is set in a highly convenient location, tastefully extended to offer a light, spacious and versatile residence ideal for those seeking a substantial home for the growing family. With four reception rooms, four bedrooms and exceptional rear garden with brook running through. Particular attention should also be drawn to the bespoke detached garage, generous in its proportions and incorporating kayak and bike storage together with an oak frame wood store to the side.

This Victorian detached is set behind a pretty front garden with gate leading to path to front entrance door that in turn leads to the generously sized L-shaped reception hall with useful under stairs storage cupboard. The first of the reception rooms is a light lounge with period coving and an impressive bay window with three sashes to front. Fitted storage cupboard to side of chimney breast and a fire surround with recessed log burner giving that cosy feel. The sitting room has a fireplace with tiled inset, sash window to front and internal sash window with views to the kitchen. The dining room features oak flooring, fireplace with recessed log burner and an open arch providing open aspect into one of the highlights of the house, the superbly refitted breakfast kitchen has an oak floor and is fitted with base and eye level units, oak block work surfaces incorporating a breakfast bar. Integrated appliances include an induction hob, oven, microwave, fridge and freezer, one and a half bowl ceramic sink and drainer unit and concealed lighting. There are three skylights and dual aspect windows plus French doors out to the fantastic rear garden. A substantial extension has also created a large lobby/hall area with oak flooring, high ceiling with skylights and utility room off with additional appliance space, base units, wall mounted gas central heating boiler and window to side. Door leads to the guest bedroom with WC and wash hand basin. Also, off the lobby/hall are steps down to a family room/sitting room completing the ground floor accommodation, with useful storage cupboard and dual aspect windows and doors out to the rear.

Stairs rise off the main hall to the first floor landing with a sash style window to front. The master bedroom is a light and spacious double room, bedroom two again a generous double with fitted wardrobes and airing/storage to the side of the chimney breast and bedroom three is again a double with plenty of fitted bookshelves and an attractive sash window. The family bathroom has been refitted in a contemporary style with white suite comprising bath with shower over, vanity wash hand basin with cupboard under, dose coupled w.c, towel rail/radiator, tiled walls and floor. Bedroom four is accessed via a second staircase off the lobby/hall, this room is particularly impressive L-shaped double with two skylights and window framing views to rear. A characteren suite shower room has a shower cubicle, wash hand basin and cupboard providing eaves storage.

Outside

Double gates open into a generous block paved driveway leading to the impressive bespoke detached 24'10 x 14'4 garage with electric up and over door, further pedestrian entrance door and door to side. Built in bike and kayak storage, oak frame to side incorporating a wood store.

The surprisingly seduced rear gardens are exceptional with brook running through and two bridges linking the top and bottom of the garden. There are generous shaped lawns, water features and a range of paved terraces ideal for outside dining/entertaining and a useful summerhouse.

Viewing is highly recommended to appreciate the plot, position, character and gardens on offer.

Agents note: The property has spray foam in the roof with a survey carried out showing there is no immediate deterioration and in generally good order with no sign of infestation or deflection. The spray foam insulation installation has been surveyed in accordance with the PCA protocol (May 2023). Please contact the office for more information.

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 & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 D

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

Our Ref: JGA24102024

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2041.49 ft²

189.66 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.

Calculations are based on RICS IPMS 3C standard.

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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.

Referral Fees

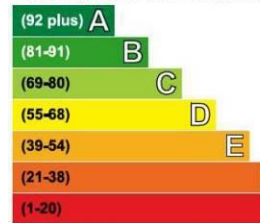
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
61	79



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