



14a Ashby Road, Burton on Trent, DE15 0LA



Set within a secluded wrap around garden plot is this executive detached family home, offering extensive and beautifully presented interiors, five excellent double bedrooms and a versatile purpose-built annexe offering an ideal home office, gym or self contained living space. Set at an elevated position with mature foliage and trees providing privacy to all sides, this individually designed residence has been upgraded and maintained to a superb standard throughout, having a recently refitted kitchen with Neff appliances, modernised bathrooms and a solid oak staircase and internal doors. This impressive detached home presents ideal accommodation to suit a growing family in this prime location, also looking for the flexibility for multigenerational

living or space for a home-run business.

The impressive reception hall is positioned to the heart of the property, leading into two oversized reception rooms, plus a useful study and cloakroom. The contemporary kitchen and utility were refitted in 2023 to an exceptional standard, with the conservatory providing a versatile family living and dining space with pretty garden views. The galleried landing leads into five generously proportioned double bedrooms, four of which benefit from fitted wardrobes. A master en suite and four piece family bathroom are also set to the first floor, and each bedroom enjoys a pleasant outlook either over the secluded gardens or towards countryside to the front. Outside, the property

is set back from the road beyond a generous frontage, having a stone pillared entrance and sweeping driveway providing parking and turning space for a number of vehicles. There is access to a large double garage with workshop space, and beautifully tended gardens and mature trees edge the boundary. The property stands well within the secure, enclosed wrap around garden plot, which has been landscaped to a superb standard to create secluded terraces, raised decking and a superb children's play area. Within the garden is the versatile annexe with shower room, which can be accessed independently of the main house offering the ideal space for a home run business or self contained accommodation.

This exceptional family home lies on the outskirts of Burton on Trent in this popular residential suburb formed by a variety of executive and period properties. The location is conveniently positioned for access to amenities both locally in Stapenhill and in the market town centre, where there are shopping centres, restaurants and pubs, supermarkets and an array of other leisure and convenience amenities.

Well placed for commuters, there are links available to the A38, A511, A50 and M6 Toll giving swift access to cities including Derby, Ashby, Nottingham and Birmingham, and regular rail links are available from the local rail station in Burton, offering direct travel to Derby and Birmingham.

The area is well served by an assortment of local primary and secondary schools, and surrounding countryside can be reached within a matter of minutes, being ideal for those looking for walking, cycling and other outdoor pursuits.

- Outstanding Detached Family Home
- Generously Extended & Immaculately Presented
- Wonderfully Secluded Wrap Around Plot
- Superb Annexe/Home Office/Gym with Shower Room
- Stunning Central Reception Hall
- Three Spacious Reception Rooms
- Contemporary Kitchen with Integrated Neff Appliances
- Study, Utility & Cloakroom
- Five Excellent Double Bedrooms
- Master En Suite & Family Bathroom
- Beautifully Landscaped & Private Gardens
- Large Double Garage with Workshop Area
- Location Well Suited for Commuters

From the driveway, steps rise to the **Entrance Hall**, having a window to the side aspect and oak flooring. Leading in turn into:

Reception Hall 4.0 x 3.68m (approx. 13'1 x 12'0)
A stunning welcome to this executive home, this central hallway has a solid oak staircase rising to the first floor with bespoke pull out and cloakroom storage beneath, oak flooring and solid oak doors opening into the reception rooms and kitchen



Lounge 7.7 x 4.6m (approx. 25'2 x 15'1)

An oversized reception room having a window to the front and a contemporary recessed multifuel fireplace. This dual aspect reception room has sliding doors opening out to the rear garden, and an archway leads open plan style into:

Dining Room 3.7 x 3.56m (approx. 12'1 x 11'8)

A second set of sliding doors open out to the garden and a door leads into the **Reception Hall**

Refitted Kitchen 4.54 x 3.17m (approx. 14'10 x 10'4)

Having been refitted to an exceptional standard, the kitchen comprises a range of gloss wall, base and full height units housing an inset sink with side drainer and Quooker boiling water tap, as well as a comprehensive range of integrated Neff appliances. There is a dishwasher to the side of the sink, double ovens with slideaway doors plus a microwave/oven and warming drawer are set to the wall units, and an induction hob is twinned with a smart extractor hood above. A window faces the side, there is a door into the utility and the kitchen units having feature changeable mood lighting. Tiled flooring with under floor heating extends into the **Conservatory**, with zoned controls operating each room

Conservatory - Living/Dining Room 4.53 x 3.12m (approx. 14'10 x 10'3)

An ideal additional to the kitchen offering a versatile family living or dining area, having double doors opening out to the side and windows to three sides enjoy pleasant garden views

Utility 3.2 x 1.77m (approx. 10'5 x 5'9)

A door from the kitchen opens into this refitted utility, fitted with units coordinating with those of the kitchen. There is an inset sink, a door opens to the side and the freestanding tumble dryer is included in the sale. A wall mounted cupboard houses the boiler, and there are spaces for two washing machines.

Study 3.0 x 2.37m (approx. 9'9 x 7'9)

A useful home office, having a picture window to the front

Cloakroom

Fitted with wash basin set to vanity unit and WC, with an obscured window to the side and tiled flooring







A solid oak staircase rises to the first floor **Galleried Landing** 3.94 x 3.7m (approx. 12'11 x 12'1), having a window facing the front, access to the boarded loft space, and a door opening to a large **Airing Cupboard** with hanging space and shelving, housing the hot water cylinder. Oak doors open into:

Master Bedroom 4.0 x 3.66m (approx. 13'1 x 12'0)

A generous principal bedroom, having a window overlooking the secluded rear gardens, fitted wardrobes with quality oak doors and private use of:

En Suite 2.12 x 1.77m (approx. 6'11 x 5'9)

A modernised shower room comprising wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled splash backs, an obscured window and a heated towel rail

Bedroom Two 4.62 x 3.0m (approx. 15'1 x 9'10)

Another generous double room having a window to the front and mirror fronted fitted wardrobes

Bedroom Three 3.96 x 3.68m (approx. 13'0 x 12'0)

With a window to the rear and mirror fronted fitted wardrobes

Bedroom Four 5.23 x 2.42m (approx. 17'2 x 7'11)

Another double room having twin windows to the front enjoying a pleasant outlook towards rural countryside

Bedroom Five 3.63 x 2.99m (approx. 11'10 x 9'9)

A fifth double bedroom having bespoke fitted wardrobes and a window facing the rear

Family Bathroom 3.2 x 2.06m (approx. 10'5 x 6'9)

A quality four piece suite comprises wash basin set to vanity unit with storage above and below, WC, double shower cubicle and a double ended bathtub, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side





A gate to the side of the property gives access to the rear garden, where a superb purpose built **Annexe** offers a versatile home office space, gym or the option to create a self-contained living area for a dependent relative.

Open Plan Living Area/Office 5.18 x 4.33m
(approx. 16'11 x 14'2)

This versatile and spacious room has a range of power points ideal for an office set up, as well as having hardwired Ethernet connections. A wood burning stove offers an efficient source of heating, sliding doors open out to the gardens and there is ample space to install a kitchenette to create a fully self contained living area if required

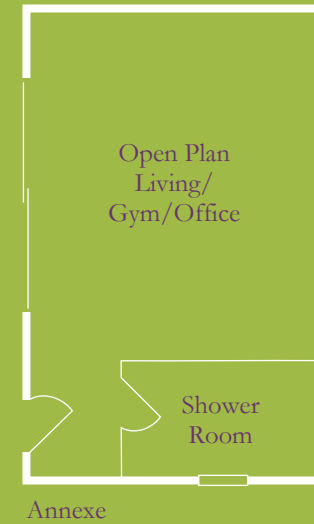
Shower Room 2.83 x 1.47m (approx. 9'3 x 4'9)

Fitted with wash basin set to vanity unit, WC and a wet room style shower, with a window to the side, tiled flooring and tiled walls, there is also wiring in place to add an electric towel rail if required





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Outside

This imposing family home is set at an elevated position, with mature foliage and trees providing an excellent degree of privacy to the property and garden. An expansive gravel driveway provides parking and turning space for a number of vehicles, as well as having access via a manual powered door into the garage. Steps rise to the front door, and gates to either side of the property lead into the wrap around gardens

Double Garage & Workshop 7.58 x 4.52m (approx. 24'10 x 14'9)

Having power and lighting, the garage is easily large enough to park two vehicles as well as having useful workshop space with a range of fitted units extending along the rear wall

Wrap Around Gardens

Extending to a superb size, the garden has been thoughtfully landscaped to create a variety of formal entertaining spaces as well as a children's play area, all enjoying complete privacy. A paved terrace with a sauna which is included in the sale leads to a stainless steel fence, opening onto well tended lawns edged with sleeper edged borders. Steps rise to two elevated areas of decking enjoying fabulous views back towards the property, and steps to one side lead to a barked area housing a children's climbing frame and slide, as well as a large **Shed** and a covered **Arbour** seating area, all having power and lighting. Mature trees and foliage border the securely fenced boundaries, and there is a range of exterior lighting as well as two exterior water points



General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.