



£450,000

4 Bedroom Detached House for sale
174 ASHBY ROAD, BURTON-ON-TRENT



EweMove
SALES AND LETTINGS



Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this exceptional four-bedroom detached family residence. Nestled on the outskirts of Burton-on-Trent, this boasts a wealth of original features.



Key Features

- STUNNING VICTORIAN PROPERTY
- IMMACULATELY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- PARKING & DOUBLE GARAGE TO REAR
- PRIVATE PARKING TO FRONT
- ENCLOSED REAR GARDEN WITH RAISED TERRACE
- VIEWING ESSENTIAL









Welcome to an unparalleled blend of timeless Victorian grandeur and contemporary sophistication. Nestled on the outskirts of Burton-on-Trent, this exceptional four-bedroom detached family residence boasts a wealth of original features.

Upon entering this remarkable property, a grand entrance hallway beckons, adorned with original tiled flooring and soaring ceilings.

The ground floor offers an array of versatile living spaces.

The lounge exudes a captivating allure with its herringbone flooring, traditional fireplace, and expansive views of the rear garden through patio doors.

The second reception room offers a charming retreat, adorned with a bay window overlooking the front elevation and a second window offering views of the side garden.

A cosy dining room leads seamlessly through to the kitchen which is a culinary haven, marrying contemporary convenience with the property's timeless charm. Equipped with modern appliances, ample storage, and a peninsula breakfast bar. A utility room adds further convenience.

A convenient downstairs WC adds practicality to the ground floor.

Ascend the grand staircase to discover three spacious double bedrooms on the first floor, each boasting unique character and ample natural light. The bathrooms exude luxury, with a freestanding bath and separate



shower enclosure. A separate WC serves the bedroom guests.

The second floor retreat unveils a fourth double bedroom/home office, offering privacy and versatility.

Outside, the property delights with its enchanting gardens. The front boasts a gravel driveway, framed by mature greenery and a walled boundary, while the expansive rear garden offers a tranquil oasis with a patio area, lush lawn, and mature shrubbery.

A double garage and additional parking to the rear is accessible from the side road with access to the rear of the property.

Situated on the outskirts of Burton providing excellent links with the nearby towns of Burton-on-Trent and Ashby-de-la-Zouch. The M42 motorway gives access to the Midlands cities of Derby, Nottingham, Leicester and Birmingham. Regional and national rail travel is readily available from Burton-on-Trent, providing direct links to major cities and international airports such as Birmingham and East Midlands are readily accessible.

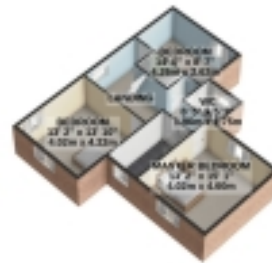
Schedule a viewing today to experience the epitome of Victorian elegance and contemporary luxury.

Floorplans

GROUND FLOOR
1407 sq ft. (130.7 sq.m.) approx.



1ST FLOOR
776 sq ft. (72.1 sq.m.) approx.



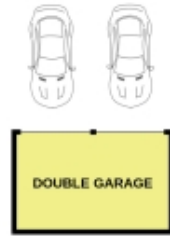
2ND FLOOR
176 sq ft. (16.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

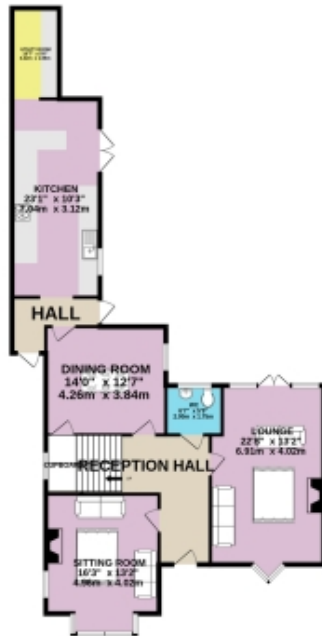
GROUND FLOOR

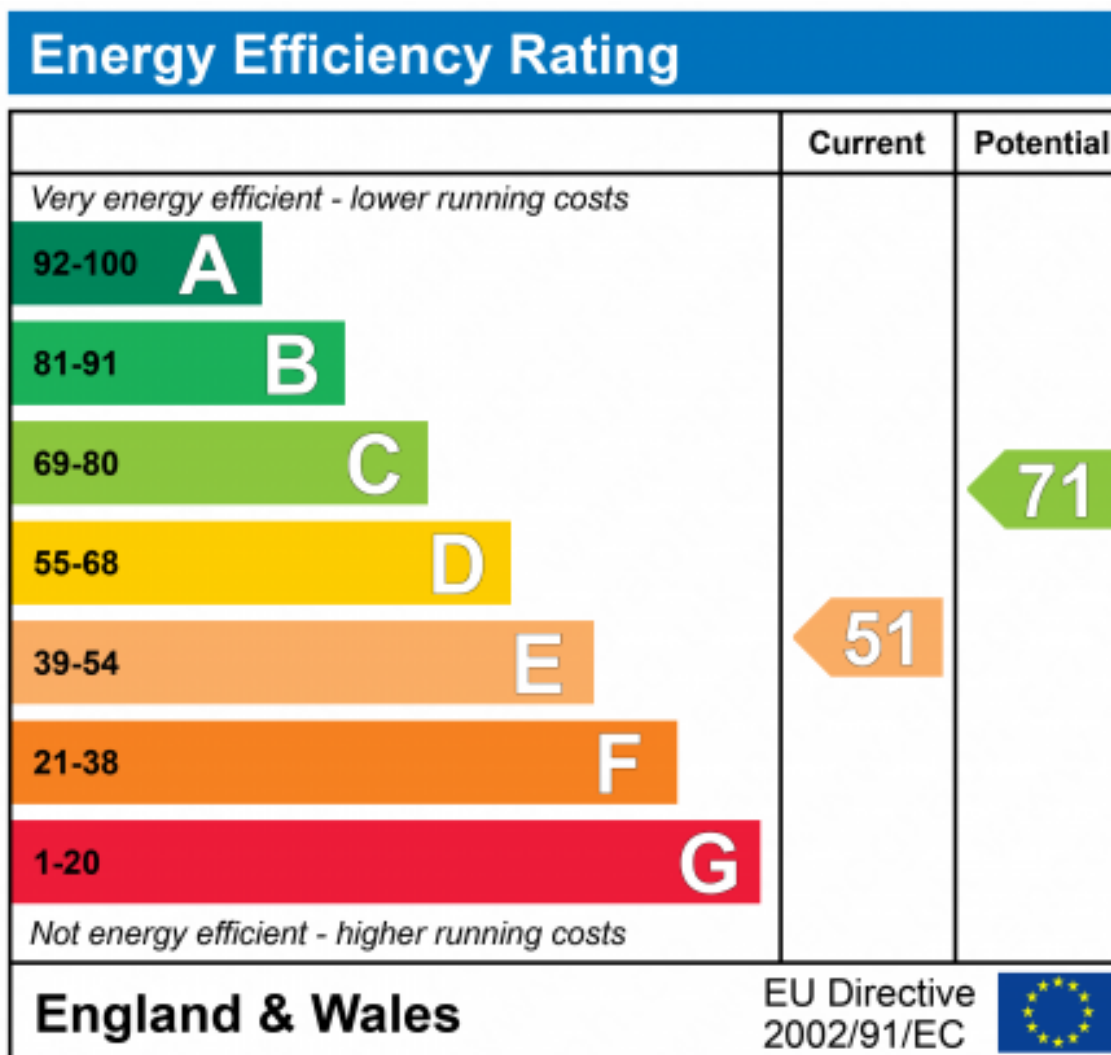


1ST FLOOR



2ND FLOOR







Marketed by EweMove Barton-Under-Needwood

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