



£695,000

5 Bedroom Detached House for sale  
2 Clay Street, Burton-on-Trent



**EweMove**  
SALES AND LETTINGS





## Overview

ENQUIRE VIA OUR EWEMOVE WEBSTE to view this distinguished five-bedroom detached Victorian residence, tucked away on one of Burton's most desirable streets. Set on a beautifully mature plot of over a third of an acre, this home has been lovingly maintained by the same family for 22 joyful years - and is now ready for its next chapter.



## Key Features

- LEGAL PACK & SEARCHES READY
- CHAIN FREE
- Period Property
- Air Source Heat Pumps + Solar Panels
- Two Spacious Reception Rooms + Home Office
- Five Spacious Bedrooms
- Bathroom + Shower Room
- Extensive Gardens To Rear
- Outbuildings To Rear
- Sought After Location













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## INTERNAL ACCOMMODATION

Step beyond the elegant Victorian tiled veranda and discover an interior rich in character, where Minton tile flooring, stained and etched glass windows, and ornate coving whisper stories of a bygone era. With two expansive reception rooms - including log burners - plus a home office and large utility room, cool wine cellar, and five spacious double bedrooms, there's room here for all the family. The kitchen is home to solid oak units with display wall cabinets and silestone worktops with inset sink and an electric range cooker.

## OUTSIDE

A sweeping driveway offers ample off-road parking - including a substantial garage and workshop situated to the rear of the property. The secluded, mature gardens are a true highlight - backing onto a picturesque nature reserve, they create a rare sense of rural peace just moments from the town centre, local parks, excellent schools, and boutique shops. The current owner thoroughly enjoys making preserves and sauces from the fruits of the well established kitchen garden.

## ENVIRONMENTALLY FRIENDLY

The property boasts two air source heat pumps, solar panels generating annual payments of around £1,500, and Renewable Heat Incentive payments continuing until 2028 (currently around £1,900 p.a.) alongside double glazing and loft insulation. The garden even hides an underground water store, a unique and practical touch for green-fingered enthusiasts.





## LOCATION

Clay Street has long been one of Burton's most popular residential areas due to the varied selection of charming period homes and also the ease of access to Burton town centre which offers a full selection of amenities including retail outlets, leisure facilities, retail parks, restaurants and bars. Also within easy reach is schooling at all levels as well as doctors and dentist being a short walk away. The property is also close to Burton Squash and Tennis Club together with pleasant walks along the banks of the River Trent.

## ACCESSIBILITY

Located on the outskirts of Burton, 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.

## SUMMARY

Whether you dream of multigenerational living, space for creative pursuits, or simply a forever home - this property delivers.

## LEGAL PACK AVAILABLE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided

in the pack which will be billed at £360 inc VAT upon completion.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected

Sewerage: Mains drainage.

Heating: Two air source heat pumps.

Tree Preservation: Yes

Conservation Area: Yes.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: G.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID 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 Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.



# Floorplans

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TOTAL FLOOR AREA : 3212 sq.ft. (298.4 sq.m.) approx.

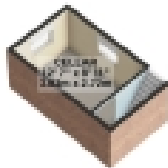
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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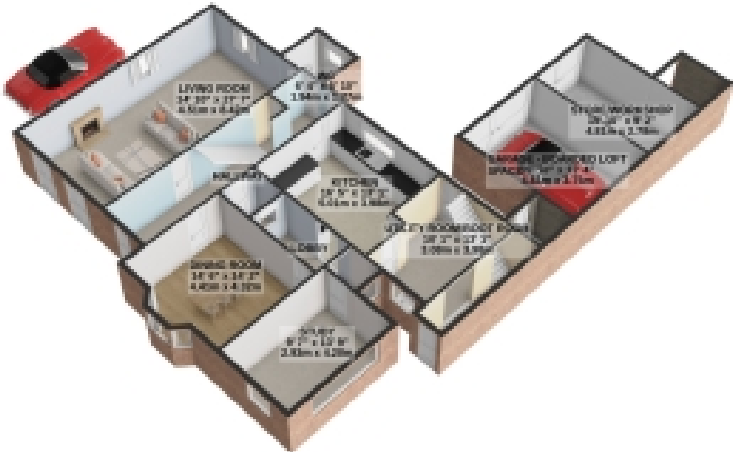


# Floorplans

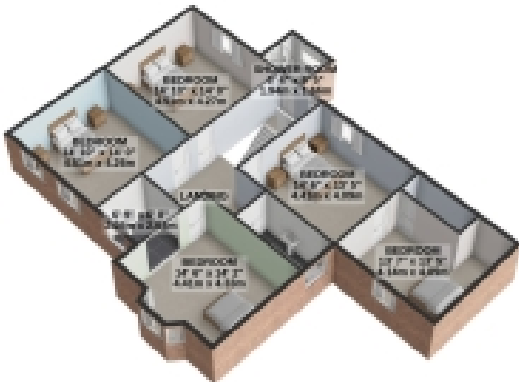
**BASEMENT**  
139 sq.ft. (13.0 sq.m.) approx.



**GROUND FLOOR**  
1796 sq.ft. (167.3 sq.m.) approx.



**1ST FLOOR**  
1274 sq.ft. (118.8 sq.m.) approx.



**TOTAL FLOOR AREA : 3212 sq.ft. (298.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove Barton-under-Needwood

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