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## Mayfield Bushton Lane

Anslow, Burton-On-Trent, DE13 9QL

**Price £400,000**



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## GENERAL INFORMATION

### THE PROPERTY

An opportunity to acquire this detached bungalow, which boasts stunning rural views both to the front and rear, providing a peaceful and picturesque backdrop to your everyday life.

Situated in the desirable village of Anslow, this property presents an exciting opportunity for those looking to create their dream home. With the potential to redevelop and craft a superior property that seamlessly blends into the surrounding architecture, subject to the relevant permissions.

The property sits surrounded by its garden and grounds and is approached via driveway, with a good size front garden and access to a large timber workshop to the side. To the rear is a fully enclosed garden laid to lawn with a mature hedge boundary.

Inside the property, a hallway gives access to the lounge diner, the kitchen with its aga, two double bedrooms and a bathroom. Off the kitchen is a utility store. A staircase from the hall leads to a first-floor occasional bedroom/hobbies room/study/music room.

Come and explore this property's potential - in the heart of Anslow.

### LOCATION

Anslow village is a much favoured and desirable picturesque semi-rural village. The village has a popular public Inn with a restaurant, a highly regarded primary school which feeds into the John Taylor school catchment, a church, village hall, a nursery, and is home to the popular Church Farm Tearooms and Children's Farm.

### ACCOMMODATION

Entrance door opening through to hallway, having stairs off to first floor and further doors leading off:

### HALLWAY

6'11" x 12'6" (2.13m x 3.83m)

Door leading off to lounge diner:

### LOUNGE/DINER

22'0" x 11'6" min 14'11" max width (6.72m x 3.51m min 4.56m max width)

Window to the front aspect offering fabulous views over rolling Staffordshire countryside, further window to the side aspect and a large picture window looking out over the rear garden with views beyond, there is a feature fire surround with marble effect insert and hearth with gas fire inset.

### KITCHEN

12'4" max x 13'1" to window wall (3.78m max x 4.0m to window wall) Having a tiled floor and fitted with a range of base cupboards and matching wall mounted cabinets with glass display units, work tops incorporate a one and a quarter sink with mixer taps over, there is a superb Aga with attractive period style tiling, window looking out over the rear garden, built in storage cupboard which houses the domestic hot water and central heating boiler and a further door leading through to the utility.

### UTILITY

7'0" width x 10'0" (2.15m width x 3.06m)

Please note the utility area is of single brick construction and has a door out to the rear garden, window looking out to the rear, has provision for washing machine, space for tumble dryer and ample space for fridge and freezer, there is a tiled floor, ceiling light point.

### BEDROOM ONE

12'0" x 14'11" back wall to window (3.67m x 4.57m back wall to window )

A superb room with stunning views over the Staffordshire countryside, there is coving to ceiling, ceiling light point, wall light points and radiator.

### BEDROOM TWO

10'5" x 11'5" to window wall (3.20m x 3.49m to window wall)

Window to the rear aspect, coving to ceiling, radiator and ceiling light point.

### BATHROOM

6'8" x 6'10" (2.05m x 2.10m)

Is equipped with a white suite which includes a pedestal hand wash basin, W.C. and panelled bath with mixer taps and shower attachment over, there is an obscure window to the side aspect, ceiling light point, period style radiator and tiled surrounds.

### FIRST FLOOR

#### SUPERB GUEST BEDROOM/HOBBIES ROOM

21'6" x 12'9" incorporating stairwell (6.56m x 3.90m incorporating stairwell)

This lovely space has three large picture Velux windows with views over the garden and countryside beyond, there are ceiling light points, radiator and a further door opens through to the loft storage area.

Tel: 01283548194

## LOFT STORAGE AREA

13'5" length x 10'3" to main eaves timber (4.10m length x 3.13m to main eaves timber)

Subject to planning permission could be developed further.

## OUTSIDE

Is a mature front garden with access to the fully enclosed rear garden which has stunning views over open countryside.

## AGENTS NOTES

The utility is of single brick construction.

## CONSTRUCTION

Brick and tile roof. Please see the agent's note regarding the utility.

## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## CURRENT UTILITY SUPPLIERS

Gas - British Gas

Electric - Octopus

Oil

Water - Mains

Sewage - Mains

Broadband supplier

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

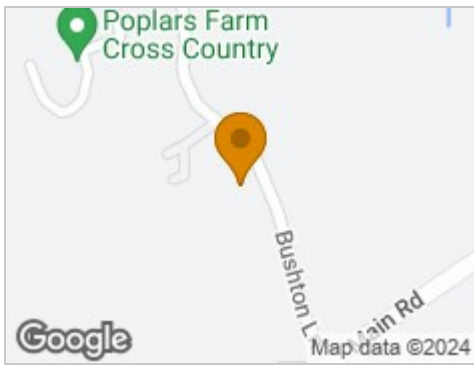
## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024)

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## Road Map



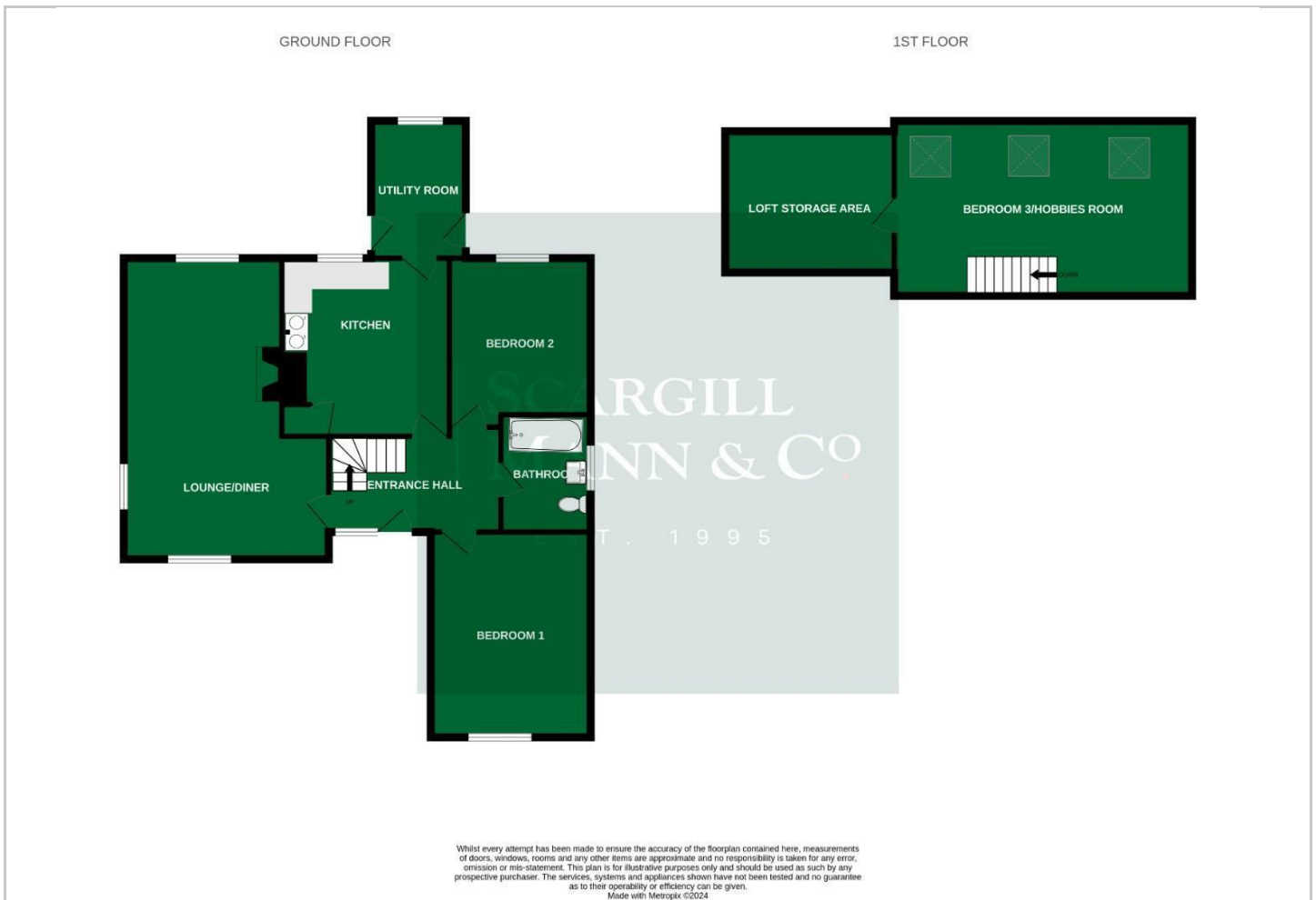
## Hybrid Map



## Terrain Map



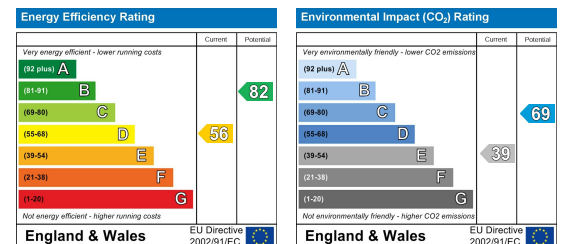
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.