



**One Oak Main  
Road  
Anslow  
Burton-On-Trent  
DE13 9QE**

**Price £575,000**

- SUPERBLY SITUATED
- IMPRESSIVE PLOT/  
SIXTEEN SOLAR PANELS  
TO PROPERTY REAR
- SPACIOUS FOUR-BEDROOM  
ACCOMMODATION
- LOUNGE, AND SEPARATE  
DINING ROOM
- STUDY/FAMILY ROOM AND  
CONSERVATORY
- BREAKFAST KITCHEN AND  
LARGE UTILITY
- BATHROOM AND ENSUITE
- DOUBLE GARAGE
- GARDENS AND PATIOS
- GAS CENTRALLY HEATED  
AND DOUBLE-GLAZED

## GENERAL INFORMATION

### THE PROPERTY

This detached four-bedroom house is superbly situated on Main Road, on the fringe of the charming village of Anslow, is just waiting to be discovered.

Boasting a superb plot with lovely views, this spacious residence offers an opportunity for cosmetic upgrading, transforming it into a stylish family home. The family accommodation features an entrance hallway, a guest cloakroom, a versatile study or family room, a lounge that overlooks the garden, a dining room for entertaining guests, and a delightful conservatory where you can relax and enjoy the garden views.

There is a breakfast kitchen, and a large utility room provides ample space for all your culinary needs.

Upstairs, you'll find four generously sized bedrooms, a family bathroom, and an en-suite to the principal bedroom.





Outside, the property enjoys a lovely rear garden surrounded by paddock land, ideal for outdoor gatherings or simply unwinding. A long driveway leads to a double garage and offers parking with an adjacent lawn and paved frontage. A majestic oak tree graces the front of the property, adding character and charm.

If you're seeking a peaceful retreat, this property will captivate you. Don't miss the opportunity to make this house your home sweet home in the much-favoured village of Anslow.

#### ACCOMMODATION

Entrance door opening through to porch.

#### PORCH

1.84m max 1.22m min x 1.36m (6'0" max 4'0" min x 4'5")

Entrance door opening through to porch with further door opening through into the hallway.

#### HALLWAY

1.51m min 1.91m max x 4.44m (4'11" min 6'3" max x 14'6")

Has door to kitchen, door to lounge, door to study, stairs off to first floor, radiator, ceiling light point and a further door opening through to the guest cloakroom.

#### CLOAKROOM

2.02m x 1.03m (6'7" x 3'4")

Has an obscure window to the side aspect, vanity unit with hand wash basin inset and W.C, there is a ceiling light point, radiator and tiled flooring.

#### STUDY/FAMILY ROOM

2.40m min 2.71m max x 4.85m to window (7'10" min 8'10" max x 15'10" to window)

A lovely light room with a window looking out to the side aspect offering views over a paddock, a large bay window to the front aspect, radiator, coving to ceiling, ceiling light point and a range of built in cupboards and shelving, an ideal space

for use as a childrens play room or work from home space.

#### LOUNGE

3.79m x 5.31m (12'5" x 17'5")

A lovely well proportioned room with coving to ceiling, sliding patio doors leading out on to the patio, feature fire surround with living flame gas fire inset, bi fold doors opening through to the dining room.

#### DINING ROOM

3.64m x 3.44m max 2.99m min (11'11" x 11'3" max 9'9" min)

Coving to ceiling, ceiling light point, radiator and sliding patio doors that open through into the conservatory and a further door opens through into the kitchen.

#### CONSERVATORY

2.98m x 2.53m (9'9" x 8'3")

Has French doors opening out onto the rear patio with garden beyond, ceiling light point and tiled floor.



#### FITTED KITCHEN

4.37m length x 2.44m width (14'4" length x 8'0" width )

Is fitted with a range of base cupboards, drawers, larder units with work tops over which incorporate a one and a half sink and side drainer and four ring electric hob, there is an integrated double oven, integrated dishwasher, tiled surrounds, window to the side aspect, ample space for an American style fridge freezer, breakfast bar and further space for fridge and freezer with an additional breakfast bar with window looking out onto the inner courtyard. A door leads off to a spacious utility room.

#### UTILITY ROOM

2.26m to window x 3.16m (7'4" to window x 10'4" )

Has a base unit with stainless steel sink and side drainer over, the Logic domestic hot water and central heating boiler is housed here, there is an obscure window to the side aspect, ample space for further fridge, freezer, washing machine or tumble dryer. There are tiled surrounds, tiled flooring and a door leading out to the rear.

#### FIRST FLOOR

#### LANDING

Having a loft access point, a large built in linen cupboard which houses the domestic hot water and central heating cylinder and doors to all bedrooms lead off:

#### BEDROOM ONE

3.82m x 5.11m (12'6" x 16'9")

Has a window looking out to the front aspect, radiator, ceiling light point and coving to ceiling, there is a range of built in wardrobes providing hanging space and shelving, a further storage area which would suit a tv and a door leading through to the en suite shower room.

#### ENSUITE

1.68m x 1.98m to window (5'6" x 6'5" to window )

Is equipped with a raised half shower bath with shower over and vanity units with storage beneath which incorporate a pedestal hand wash basin and W.C., there are tiled surrounds, obscure window to the front aspect, ceiling light point and radiator.

#### BEDROOM TWO

3.63m to window x 3.79m (11'10" to window x 12'5")

Has a large window looking out over the rear aspect offering views over surrounding paddock land, range of built in wardrobes providing hanging space and shelving, radiator and ceiling light point.

#### BEDROOM THREE

3.45m inc wardrobes x 2.66m min 3.48m max (11'3" inc wardrobes x 8'8" min 11'5" max)

A window looks out to the rear paddock land, radiator, coving to ceiling and built in wardrobes providing hanging space and shelving and dressing unit.

#### BEDROOM FOUR

2.47m x 2.96m min (8'1" x 9'8" min )

A window to the front aspect, radiator, coving to ceiling, ceiling light point and a large built in wardrobe that provides hanging space and shelving.

#### BATHROOM

2.16m x 1.69m to window (7'1" x 5'6" to window )  
Is equipped with a panelled bath with taps over,



pedestal hand wash basin and W.C., there is an obscure window to the side aspect, ceiling light point and heated towel rail.

#### OUTSIDE

The property sits beautifully on the outskirts of the village of Anslow with a driveway leading to a large detached brick built garage with an adjacent lawn and herbaceous beds and further low maintenance patio area with a pergola, a path leads down the side and opens into the rear garden which has a hedge and fence boundary and is predominantly laid to lawn with herbaceous beds, patio areas, ample space for sheds and green houses if required.

#### 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.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band F

#### CURRENT UTILITY SUPPLIERS

Gas - Scottish Power  
Electric - Scottish Power  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier - BT

#### BROAD BAND SPEEDS

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

#### 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/>

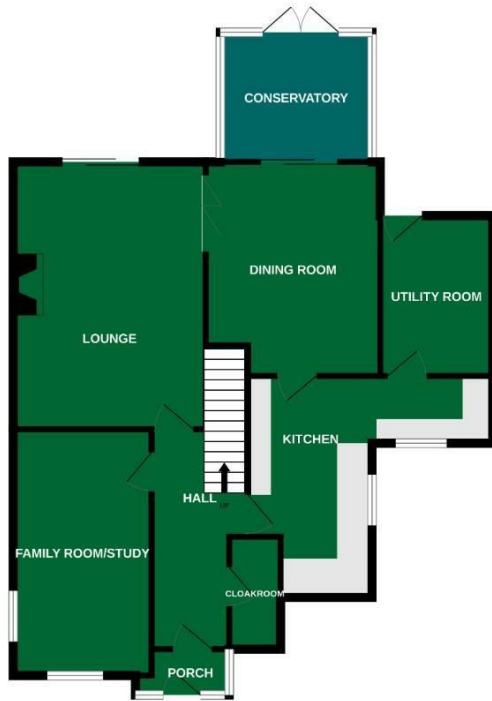
#### CONDITION OF SALE

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.

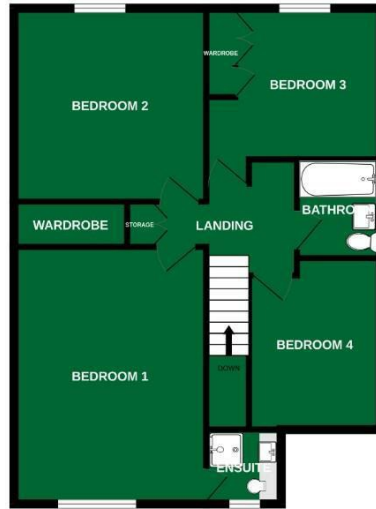
#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk