



Alexandra Road, Burton-on-Trent



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2

£365,000



Key Features

- Wonderful Victorian Family Home
- Providing Extensive Five Bedroomed Family Accommodation
- Beautifully Presented Throughout
- Gas Fired Central Heating & Upvc Double Glazing
- Fabulous Master Bedroom With En-Suite Bathroom
- Extensive Off Road Parking & Large Mature Rear Garden
- EPC rating E
- Freehold





*** Impressive Victorian Extended Family Home *** Situated upon this highly desirable, individual street this large impressive family home is worthy of an internal inspection in order to appreciate the size and standard of accommodation on offer which in brief comprises:

- entrance lobby, entrance hall, guest cloak room, understairs store, bay windowed front sitting room, rear reception room, inner lobby and large re-fitted breakfast kitchen. On the first floor a landing leads to four well proportioned bedrooms and shower room and on the second floor is a superb master bedroom with en-suite bathroom. Outside to the front is a fore garden with an adjacent driveway providing parking for two vehicles, beyond which lies double gates which leads to a private mature and landscaped garden with various patio and block paved seating areas. Quite simply a lovely family home which upon viewing will not disappoint.

Accommodation In Detail

Upvc half obscure leaded double glazed entrance door with obscure etched arched glazed light over leading to

Entrance Lobby

having fitted meter cupboard, mosaic patterned floor and half obscure Upvc double leaded etched glazed composite entrance door leading to

Impressive Entrance Hall 7.07m x 1.96m (23.2ft x 6.4ft)

having ornate mosaic period style flooring, one double and one single central heating radiators, fitted picture rail, part stepped moulded plaster coving to ceiling, fitted dado rail and staircase rising to first floor.

Guest Cloak Room

having low level push button wc, wall mounted wash basin, fitted extractor vent, ornate period style tiled flooring and useful understairs store off.

Front Sitting Room 3.8m x 4.04m extending to 4.79m into bay

having Upvc sash style walk-in bay window to front elevation, feature period style fireplace with marble backplate and hearth together with inset living flame gas fire, light oak effect laminate flooring, stepped moulded plaster coving to ceiling, fitted picture rail, ornate centre ceiling rose, one double central heating radiator, fitted wall light points and square archway leading through to:

Rear Sitting Room 4.03m x 2.9m (13.2ft x 9.5ft)

having one central heating radiator fitted light oak effect laminate flooring, obscure Upvc double glazed window to side elevation and Upvc double glazed French doors opening out onto the rear garden.

Inner Lobby

having half obscure Upvc leaded double glazed door to side elevation and mottled grey fitted ceramic tiling to floor.

Re-Fitted Kitchen 5.08m x 2.47m (16.7ft x 8.1ft)

having an extensive array of grey fronted base and eye level units with complementary rolled edged timber effect working surfaces, integrated double oven, enamel sink with draining unit and swan neck mixer tap, plumbing for washing machine and dishwasher, fitted extractor hood, fitted Halogen hob, mottled grey tiled floor, fitted Worcester condensing combi gas fired central heating boiler, Upvc double glazed window to side elevation and French doors opening out to the rear garden.

On The First Floor

Impressive Landing

having fitted dado rail, further staircase rising to second floor and understairs store.

Bedroom Two 3.03m x 4.02m (9.9ft x 13.2ft)

having twin Upvc double glazed sash style windows to front elevation, contemporary cast iron effect central heating radiator and fitted dado rail.





Bedroom Three 4.01m x 3.03m (13.2ft x 9.9ft)

having Upvc double glazed sash style window to rear elevation, contemporary cast iron effect central heating radiator, fitted dado rail and fitted picture rail.

Bedroom Four 3.04m x 1.83m (10ft x 6ft)

having Upvc double glazed sash style window to front elevation, cast iron effect central heating radiator and fitted dado rail.

Bedroom Five 2.34m x 2.47m (7.7ft x 8.1ft)

having Upvc double glazed window to side elevation, cast iron effect central heating radiator and period style panelling to two walls.

Shower Room

having quadrant shower enclosure with thermostatically controlled shower, low level twin flush wc, vanity wash basin with cupboard under, cast iron effect central heating radiator, obscure etched Upvc double glazed window to side elevation and fitted extractor vent.

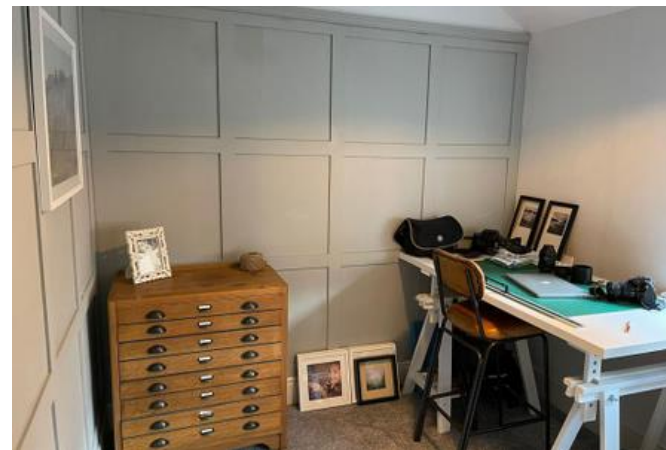
On The Second Floor

Stunning Master Bedroom Suite 5.09m x 2.98m extending to 3.82m max

having a fabulous array of walk-in storage/wardrobe recesses, part timber panelling to walls, two central heating radiators and Upvc double glazed windows providing a fabulous view over the rear garden and beyond. Half glazed doorway opening onto:

En-Suite Bathroom 2.35m x 1.96m (7.7ft x 6.4ft)

having side fill panelled bath with thermostatically controlled shower over, pedestal wash basin, low level twin flush wc, chrome and cast iron effect central heating radiator, obscure Upvc etched double glazed window to rear elevation, mottled grey ceramic tiling to floor and fitted shaver point.



Outside

The property is set well back nicely from the road behind a hedgerow, an adjacent block paved driveway provides parking for two vehicles and beyond which lies double gates which leads to a large block paved courtyard which in turn leads to a large seating and decking area. The main portion of the garden is delightfully landscaped and offers an extensive array of mature shrubs and trees and is extremely private. There are two sheds erected at the far extent of the garden and a summerhouse maybe included, but is subject to negotiation. There is external lighting, power and water supply.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

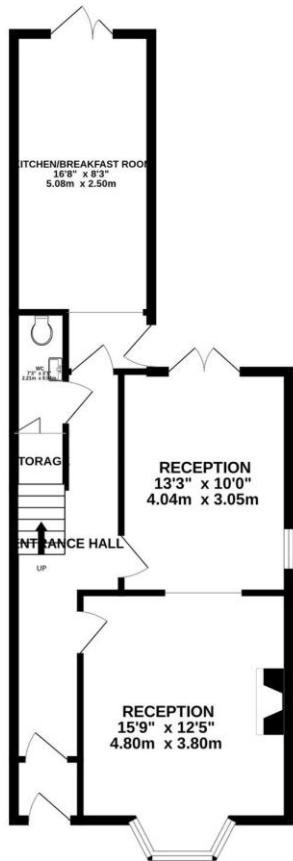
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

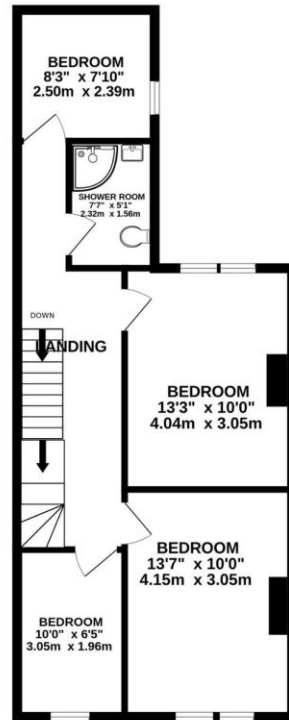
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



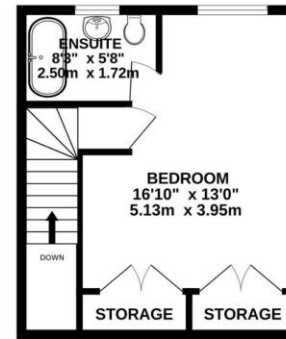
GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

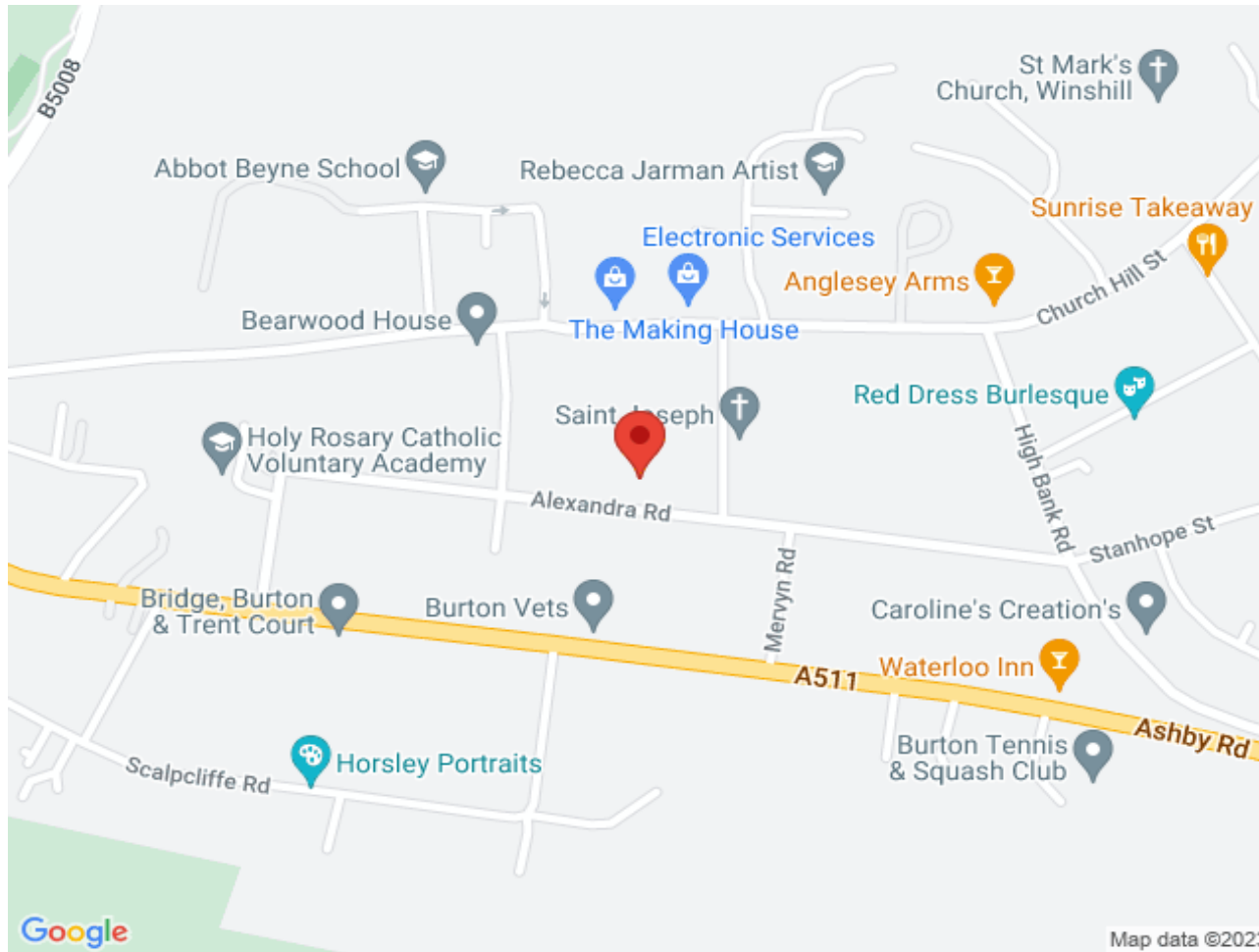


TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Address:
36 Alexandra Road

