



Highfield Drive, Burton-on-Trent



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Guide price £450,000

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## Key Features

- Highly Individual Detached Home
- Providing Four Well Proportioned Bedrooms
- Detached Double Garage With Office Over
- Stunning Views Over The Burton upon Trent Town Centre
- Extensive Parking
- Three Reception Rooms & Four Bedrooms
- EPC rating E
- Freehold





Discover this impressive architect-designed home from the 1920s, boasting four spacious bedrooms and stunning views over the iconic Trent Bridge and Burton upon Trent town centre. Situated in a private and secluded location, this unique property offers a blend of charm, privacy, and convenience.

As you approach the home, its commanding presence is visible from the Trent Bridge, yet the secluded entrance adds to its allure. Step inside to be greeted by an inviting entrance foyer leading to a reception hall and a grand living room complete with an open sun lounge area. The dining room seamlessly flows into the fully renovated kitchen, providing a perfect space for entertaining and everyday living.

The property features four well-appointed bedrooms, with one currently being used as a study. A newly fitted bathroom with high quality suite adds to the comfort and functionality of the home. Outside, a sweeping tarmacadam driveway allows for ample parking and leads to a detached double garage with large 1st floor office/games room. The gardens are well stocked & provide both privacy & excellent views.

Located on the fringe of Burton upon Trent, this home offers easy access to a range of amenities, including shops, restaurants, and schools. Enjoy leisurely walks along the River Trent or explore nearby parks and green spaces for relaxation and recreation. With its prime location and outstanding views, this property truly offers a unique opportunity for discerning buyers.



Don't miss the chance to view this exceptional home in person. Contact us today to arrange a viewing and experience the lifestyle this property has to offer.

#### Accommodation In Detail

##### **Entrance Lobby** 3.05m x 0.99m (10'0" x 3'2")

having attractive leaded double glazed windows to either side of entrance door, Minton patterned tiled flooring and access via substantial entrance door with glazed lights to either side leading through to:

##### **Reception Hall** 3.66m x 3.3m (12'0" x 10'10")

having stepped moulded plaster coving to ceiling together with ornate moulded ceiling detail and centre ceiling rose, period style ornate plaster fireplace with marble hearth, fitted dado rail, one central heating radiator and twin ceiling skylights with obscure double glazed screens and matching detail.

##### **Inner Hallway**

having access to loft space and fitted smoke alarm.

##### **Guest Cloak Room**

having suite comprising low level twin flush wc, wall mounted wash basin, ceramic tiling to floor and half tiling to walls, fitted extractor vent, low intensity spotlights to ceiling with PIR censor, one central heating radiator and full height storage cupboard.

##### **Dining Room** 3.35m x 2.87m (11'0" x 9'5")

having ornate moulded plaster coving to ceiling, centre ceiling rose, leaded Upvc double glazed window to side elevation, one central heating radiator, feature porthole window, feature rustic brick fireplace with quarry tiled mantle, stone hearth and fitted electric coal flame effect heater, fitted oak effect laminate flooring, fitted dado rail and built-in double cupboard with half obscure double glazed doors.



#### **Fitted Kitchen 2.82m x 3.2m (9'4" x 10'6")**

having a modern range of high gloss cream fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with extractor over, Zanussi stainless steel and smoked glass oven and combi oven and microwave, integrated washing machine, contemporary vertical central heating radiator, integrated fridge freezer and dishwasher, Upvc double glazed window to side elevation, half obscure double glazed door to rear elevation, polycarbonate sink and draining unit with swan neck mixer taps over and ceramic tiling to floor.

#### **Main Reception Room 6.35m x 3.66m (20'10" x 12'0")**

having feature ornate plaster moulded fireplace with marble hearth and backplate together with inset Living Flame gas fire, ornate plaster moulded coving to ceiling, fitted dado rail, one central heating radiator, ornate centre ceiling rose, sliding twin Upvc double glazed units to side and front elevations and leaded Upvc double glazed window to front elevation providing spectacular views over the river Trent, Trent Bridge and the Burton upon Trent town centre.

#### **Master Bedroom 3.61m x 4.39m (11'10" x 14'5")**

having Upvc leaded double glazed window to front elevation, one central heating radiator, feature Adams style fireplace with marble hearth, fitted dado rail with dental moulding, ornate centre ceiling rose and plaster coving.

#### **Bedroom Two 4.55m x 2.69m (14'11" x 8'10")**

having feature porthole window to side elevation, Upvc double glazed window to rear elevation, ornate plaster moulded coving to ceiling, centre ceiling rose, one central heating radiator and ornate detailed fitted dado rail.

#### **Bedroom Three 3.35m x 2.46m (11'0" x 8'1")**

having Upvc leaded double glazed window to rear elevation, plaster coving to ceiling, one central heating radiator and matching dado rail.

#### **Bedroom Four/Study 2.39m x 3.35m (7'10" x 11'0")**

having leaded Upvc double glazed window to rear elevation, plaster dental moulded coving to ceiling, ornate centre ceiling rose, one central heating radiator, dental moulded dado rail and deco cast iron fireplace.



### Large Bathroom 3m x 2.34m (9'10" x 7'8")

having free-standing roll top polycarbonate bath with floor standing pillar mixer taps and shower attachment, over-sized shower tray with thermostatically controlled shower, teardrop wash basin set on a vanity unit with built-in cupboards, low level twin flush wc with concealed cistern, full tiling complement to floor with underfloor heating, full tiling to walls, obscure leaded Upvc double glazed window to front elevation, egg and dart moulded coving to ceiling, fitted extractor vent and low intensity spotlights to ceiling.

### Outside

The property is approached via a private lane accessing five properties, upon entering The Retreat the large expanse of tarmacadam driveway provides parking for numerous vehicles and leads to a large two storey building housing the double garage with a fabulous hobby room over which has its own separate entrance which would therefore make the home of significant interest of those who are self employed or parties who have a hobby which requires space. The gardens are predominantly to the front of the home and feature patio areas, shrubberies, ornamental pond and offer again immense privacy.

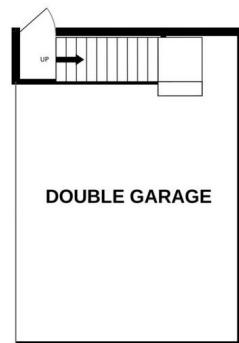
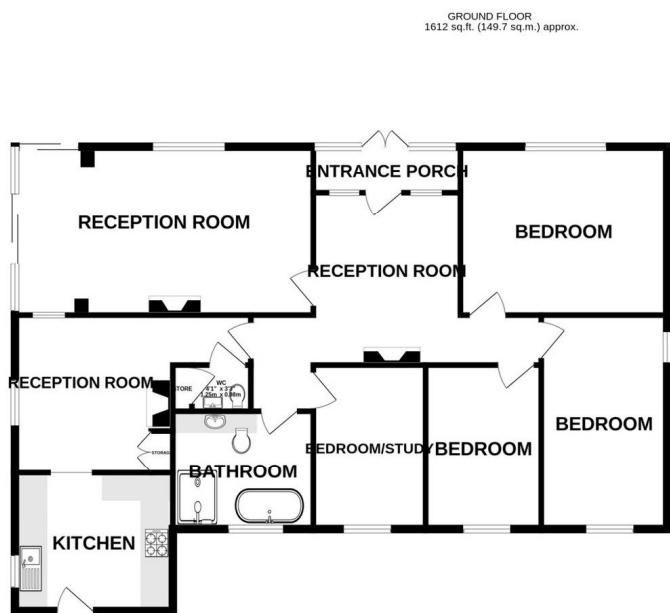
### Double Garage 4.88m x 5.72m (16'0" x 18'10")

having twin up and over remote controlled garage doors, fitted Mains operated smoke alarm, electric light, power and water. The first floor of the garage is accessed via a Upvc entrance door and a staircase rises to a fabulous room (22' x 15'10" (to 1m height)) having Upvc double glazed window to side elevation, unusual triangular shaped Upvc dormer light to front elevation, extensive electrical lighting and power points together with sink unit with running water.

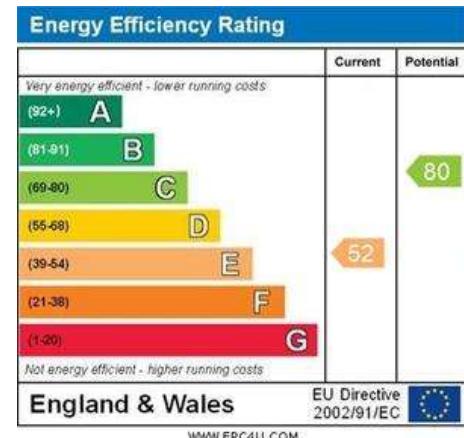
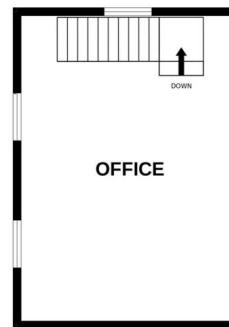
### Location

The property can be found just off the A511 Ashby Road. Exiting Burton on Trent via the Trent Bridge, travel up Ashby Road for a short way & take a left hand turn onto Highfield Drive. At the top of the hill bear left & the property will be found as the hidden second driveway to the right. What3Words Location TESTED/DISEY/RANGERS





1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



THE RETREAT 4 HIGHFIELD DRIVE DE15 0LH

TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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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## 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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



 **NEWTONFALLOWELL**

01283 564657

[burton@newtonfallowell.co.uk](mailto:burton@newtonfallowell.co.uk)