



Alexandra Road, Burton-on-Trent

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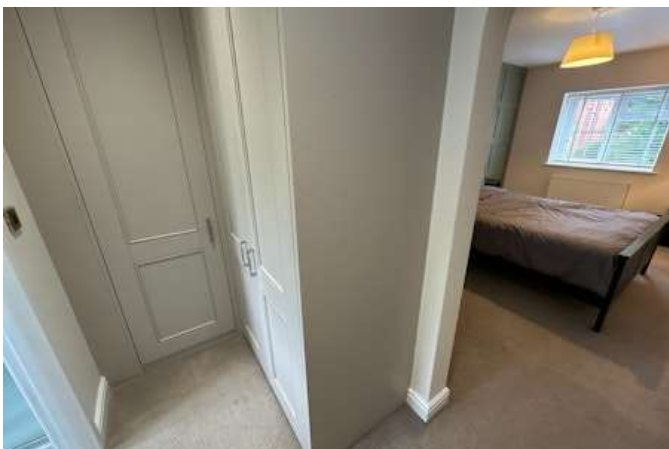
Offers in Excess of £400,000



## Key Features

- Impressive Detached Family Home
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Master Bedroom With En-Suite
- Driveway & Garage
- Mature Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this impressive traditional detached heavily extended family home which is well presented throughout with a large established garden plot. Only by a detailed internal inspection can the property be appreciated. The centrally heated and double glazed accommodation in brief comprises: - impressive entrance hall, well appointed guest cloak room, stunning bay windowed front sitting room with feature media wall, formal rear dining room with conservatory off and large well appointed breakfast kitchen with various integrated appliances. On the first floor a landing leads to the master bedroom with dressing room and en-suite, three further well proportioned bedrooms and family bathroom.

### Accommodation In Detail

#### Open Canopied Entrance

having Upvc half obscure leaded double glazed entrance door with double glazed lights to either side leading to:

#### Impressive Entrance Hall 4.65m x 2.4m (15'4" x 7'11")

having oak block parquet flooring, staircase rising to first floor, one central heating radiator and half timber panelling to walls.

#### Guest Cloak Room

having low level wc, chrome wash stand with vanity basin, ceramic tiling to floor and fitted extractor.

#### Front Sitting Room

having Upvc double glazed cant bay window to front elevation, one central heating radiator, coving to ceiling and quality fitted oak effect laminate flooring, fabulous illuminated feature media wall with wiring for wide screen tv and plasma style electric flame effect fire.

#### Dining Room 3.74m x 3.3m (12'4" x 10'10")

having quality fitted oak effect laminate flooring, feature Adams style fireplace with marble backplate and hearth

together with inset living flame gas fire, fitted picture rail, one central heating radiator and sliding double glazed patio doors opening through into:

#### Hardwood Conservatory 3.86m x 3m (12'8" x 9'10")

having double glazed lights with various top openers, tri-polycarbonate panelled roof, laminate flooring and double glazed French doors opening out to the rear garden.

#### Open Plan Breakfast Kitchen 5.58m x 3.03m narrowing to 2.7m

having a lovely array of bottle green base and wall mounted units with complementary rolled edged working surfaces, low intensity spotlights to ceiling, Upvc double glazed bay window to rear elevation, Upvc double glazed French doors opening out to the rear garden, ceramic tiling to floor, one central heating radiator, integrated dishwasher, integrated ironing board, plumbing for washing machine, gas cooker point and cupboard housing fitted Ideal condensing combi gas fired central heating boiler.

### On The First Floor

#### Half Landing

leading to:

#### Large Main Landing 2.4m x 2.9m (7'11" x 9'6")

having twin sun tubes providing extensive natural light and access to loft space via retractable ladder.

#### Master Bedroom 2.7m x 4.43m (8'11" x 14'6")

having Upvc double glazed window to front elevation, one central heating radiator, Upvc double glazed window to side an feature timber panelling to one wall.

#### Dressing Room 2.13m x 1.43m (7'0" x 4'8")

having two double built-in wardrobes.

#### En-Suite Shower Room 2.78m x 1.53m (9'1" x 5'0")

having low level wc with concealed cistern, vanity wash basin with cupboards and drawers under, quadrant shower enclosure with thermostatically controlled shower, Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, fitted extractor vent and vertical contemporary central heating radiator.





### Bedroom Two 3.63m x 3.77m (11'11" x 12'5")

having large Upvc double glazed window to rear elevation and one central heating radiator.

### Bedroom Three 3.63m x 3.63m (11'11" x 11'11")

having Upvc double glazed window to front elevation and one central heating radiator.

### Bedroom Four 2.4m x 2.68m (7'11" x 8'10")

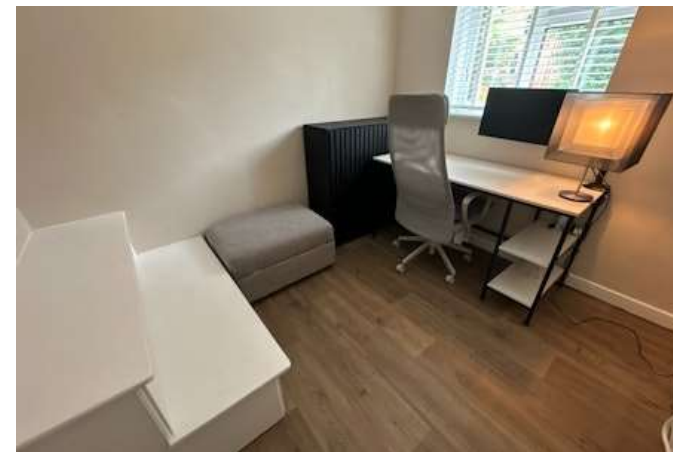
having Upvc double glazed window to front elevation, quality fitted laminate flooring and one central heating radiator.

### Family Bathroom

having suite comprising panelled bath with thermostatically controlled shower together with glass and chrome screen, vanity wash basin with cupboards under, low level wc, full tiling complement to floor and extensive tiling to walls, twin obscure Upvc obscure windows to rear elevation, low intensity spotlights to ceiling and fitted chrome ladder towel radiator.

### Outside

A sweeping block paved driveway to the front provides parking for numerous vehicles and leads to an attached garage. To the rear is a large patio and entertaining area, beyond which lies a very private mature garden.

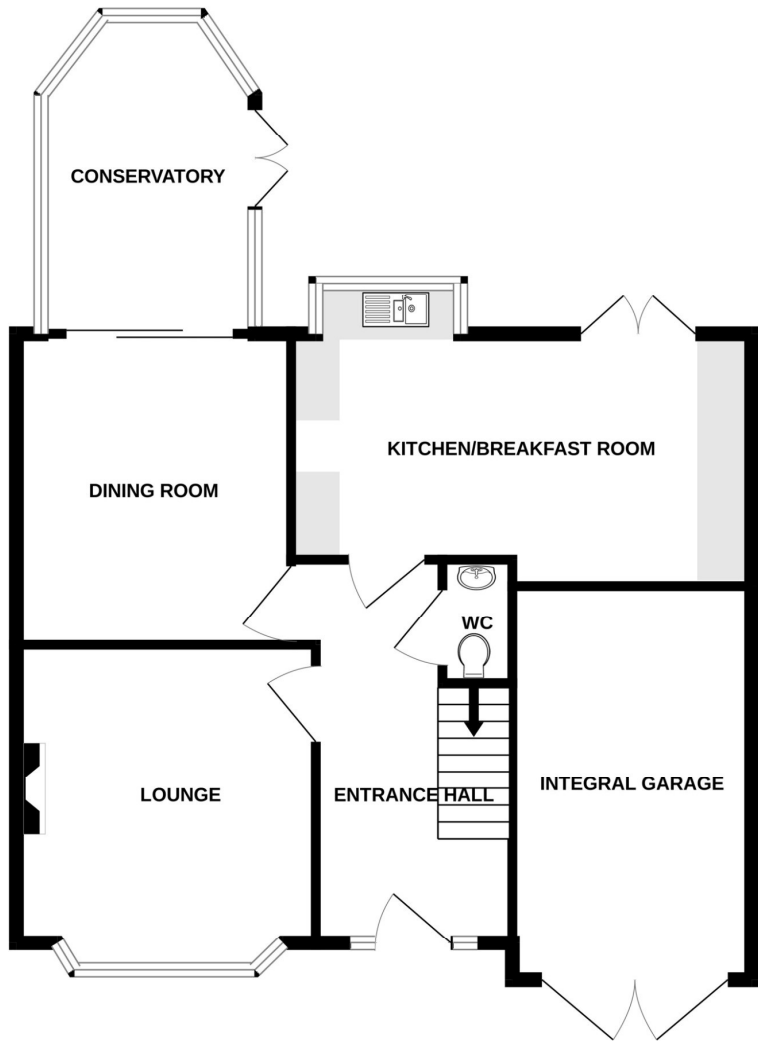




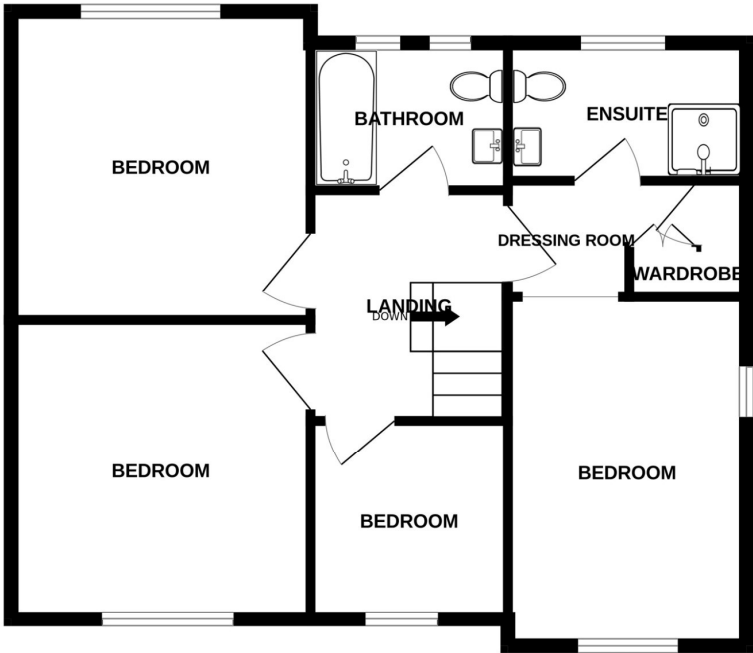




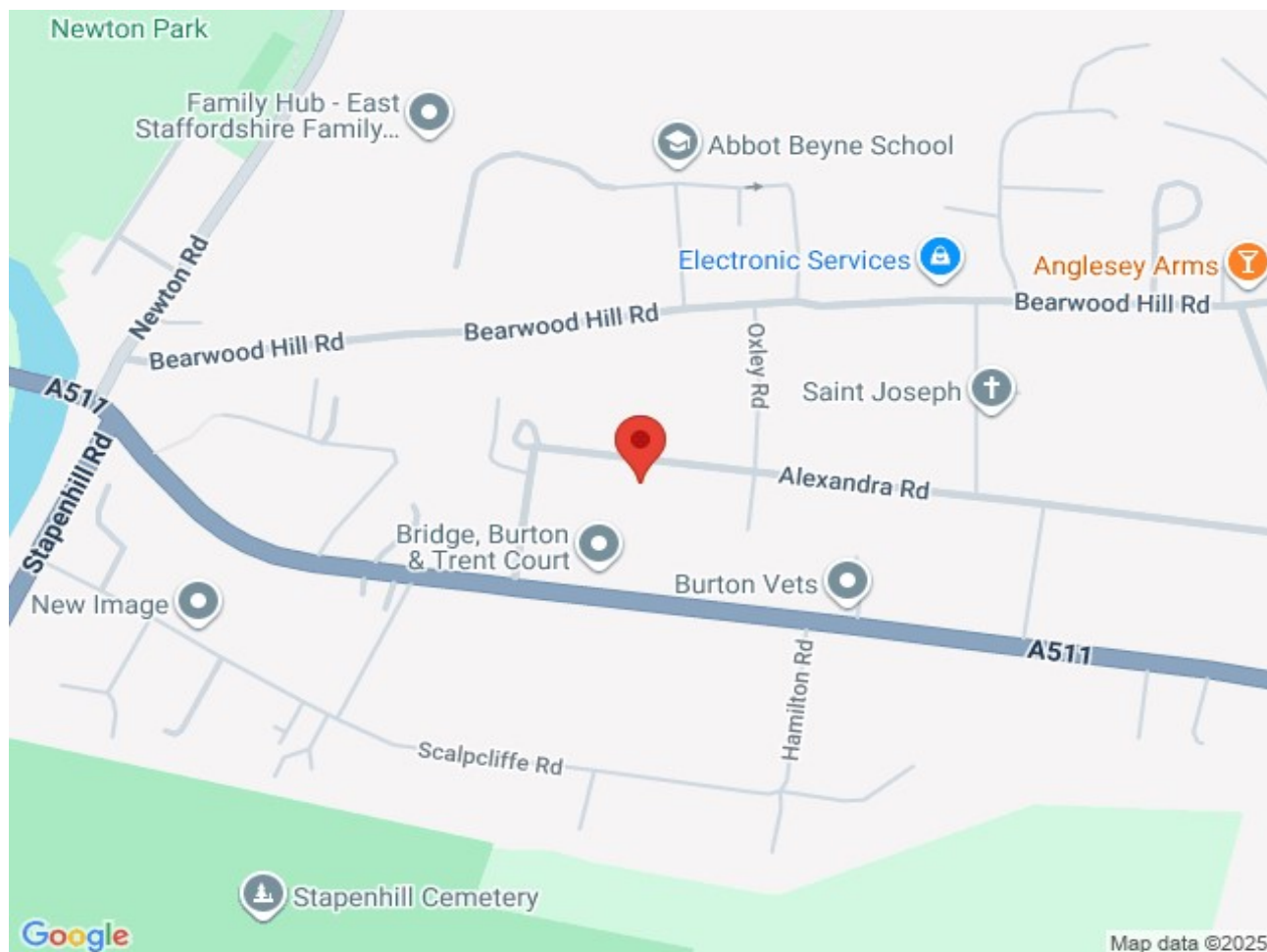
GROUND FLOOR



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	70	80
England & Wales	EU Directive 2002/91/EC	

## 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.

