



74 Ashby Road East
Burton-On-Trent, DE15 0PT
£350,000

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properties 

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***** LIZ MILSOM PROPERTIES ***** are delighted to present Honeybun Cottage, Ashby Road East to the market. This beautifully characterful cottage benefits from off road parking for 4 Cars, Views over countryside and plenty of local walks. The Accommodation for this superb home are as follows, Farmhouse style kitchen with fireplace feature, Useful utility , ground floor WC, Spacious living room with log burner, Conservatory, Further reception room currently utilised as an office, 3 DOUBLE bedrooms upstairs , Modern Family Bathroom and En Suite. Good size Rear garden and Outside Office space. Including Local Facilities include Pubs/Restaurant , a Golf club, Town Centre, Train Station and Great road links. To arrange your viewing of this beautiful Cottage contact us today!

- Beautiful Character Cottage
- Office & Conservatory
- Ground Floor Wc
- Family Bathroom & En Suite
- Excellent Parking & Commuter Links
- Spacious Lounge
- Fabulous Kitchen & Utility Area
- 3 Generous Size Bedrooms
- Delightful Rear Garden With Outside Home Office
- EPC: / TAX BAND: C



Location

Situated along Ashby Road East on the outskirts of Burton providing excellent links with the nearby towns of Burton-on-Trent and Ashby-de-la-Zouch. The M42 motorway gives access to the Midlands cities of Derby, Nottingham, Leicester and Birmingham. Regional and national rail travel is readily available from Burton-on-Trent, providing direct links to major cities and international airports such as Birmingham and East Midlands are readily accessible.

Overview

Nestled in a tranquil setting, 74 Ashby Road East is a beautifully presented semi-detached cottage that exudes warmth and character. Upon entering, you are greeted by a charming fitted kitchen diner, complete with an elegant range of base units, wooden worktops, and stylish tiled splashbacks. The inset ceramic sink and range-style cooker preserves the cottage charm. A cosy fireplace with a brick-built surround and log-burning stove creates a focal point, with exposed ceiling beams, tiled flooring, and a spacious under-stairs storage cupboard adding to the characterful appeal.

The inner hallway leads to a rear hallway and provides access to the practical utility room, ideally located at the back of the kitchen. The utility room offers plumbing for a washing machine and tumble dryer, ample space for a fridge/freezer, and houses the wall-mounted gas central heating boiler. A door opens to the delightful rear garden.. A convenient guest WC completes the ground floor, featuring a closed closet wash hand basin and a low-level WC.

The flexible snug, located off the inner hallway, can serve as a versatile fourth bedroom, home office, or a further reception room. Overlooking the front aspect, the conservatory provides a serene space to enjoy the picturesque views of the surrounding countryside. The inviting living room offers comfort and charm, with a front-facing window, two side-facing windows, and a second log-burning stove that enhances the homely feel. Wall and ceiling light points, combined with laminate wooden-effect flooring, create a warm atmosphere throughout.

Upstairs, the spacious landing is lit by a Velux window and leads to three generously sized double bedrooms. The master bedroom, filled with natural light from front and side-facing windows, offers built-in wardrobes, ample space for additional free-standing furniture, and the added benefit of an en-suite shower room with a shower cubicle, closed closet wash hand basin, and low-level WC.

The family bathroom is an impressive feature of the home, boasting a P-shaped bath with shower over, a low-level WC,

a closed closet wash hand basin, and a heated towel rail. The Velux skylight bathes the space in natural light. Bedroom Two is a spacious double with fitted wardrobes and a rear-facing window. Bedroom Three, also a generous double, overlooks the front of the property and includes built-in wardrobe storage.

Outside, the front of the property features a low-maintenance paved patio seating area, offering stunning views across the surrounding open countryside—an ideal spot for enjoying the scenery. The rear garden is a great space, with two patio seating areas perfect for summer entertaining. A beautifully landscaped garden with manicured lawns, vibrant flower borders, and a variety of plants and shrubs creates a serene retreat. Additionally, the sale includes a fully insulated shed with light and power, currently used as an office, offering an ideal space for those who work from home. A parking area at the rear provides space for up to four cars, ensuring convenience for multiple vehicles.

74 Ashby Road East seamlessly blends character and practicality, making it the perfect place to call home. Please note that this property comes with fitted Hilary's shutter blinds for all rooms.

The Well Presented Accomodation

Kitchen Diner

17'0 x 14'9 (5.18m x 4.50m)

Utility Room

6'4 x 5'11 (1.93m x 1.80m)

WC

7'4 x 3'2 (2.24m x 0.97m)

Hallway

Conservatory

11'3 x 7'8 (3.43m x 2.34m)

Office

10'1 x 7'8 (3.07m x 2.34m)

Living Room

17'0 x 11'9 (5.18m x 3.58m)

Bedroom

17'0 x 11'9 (5.18m x 3.58m)

En Suite

6'6" x 3'1" (2 x 0.94)

Bedroom

11'10 x 7'10 (3.61m x 2.39m)

Bedroom

9'2 x 8'6 (2.79m x 2.59m)

Bathroom

10'7 x 8'3 (3.23m x 2.51m)

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Directions

For Sat Nav purposes use the postcode DE15 0PT

GROUND FLOOR
829 sq.ft. (77.1 sq.m.) approx.



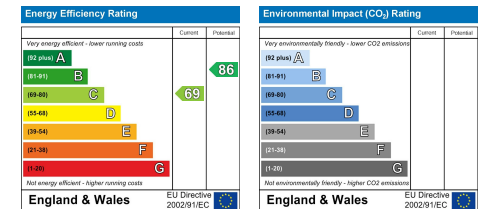
1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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