



82a Ashby Road, Burton upon Trent, Staffordshire, DE15 0PT

HOWKINS &
HARRISON

82a Ashby Road,
Burton upon Trent,
Staffordshire, DE15 0PT

Guide Price: £700,000

Nestled within a private enviable location, boasting over 3,000 sqft of living accommodation is this impressive four bedroom detached home. Occupying a substantial plot surrounded by National Forest the property is in need of general modernisation but offers a vast amount of potential. In brief comprising: hallway, WC, impressive 40ft lounge/dining room, three further reception rooms, 20ft kitchen with additional laundry and utility rooms. To the first floor there are four double bedrooms, two with en-suites and a family bathroom.

Externally the property offers an abundance of off road parking as well as a car-port, large detached double garage and access both sides leads to a generous size rear garden with paved patio.

Features

- Offered to market with no upward chain
- Substantial and secluded garden/plot
- Four/five reception rooms
- Four double bedrooms and family bathroom
- Two bedrooms having own en suites
- Offering huge potential for improvement



Location

The property is situated just off the main A511 trunk road in a desirable location of similar bespoke homes, close to the renowned Burton upon Trent Golf Club. Also extremely close to nearby villages of Repton and Newton Solney and the small market town of Swadlincote. The highly regarded private schools of Repton and Foremark are within 10 minutes drive. Occupying a prominent position on the A511 trunk road with direct links into Ashby de la Zouch and the M42 motorway providing swift access to many Midlands cities, including Derby, Nottingham, Leicester and Birmingham.



Accommodation Details - Ground Floor

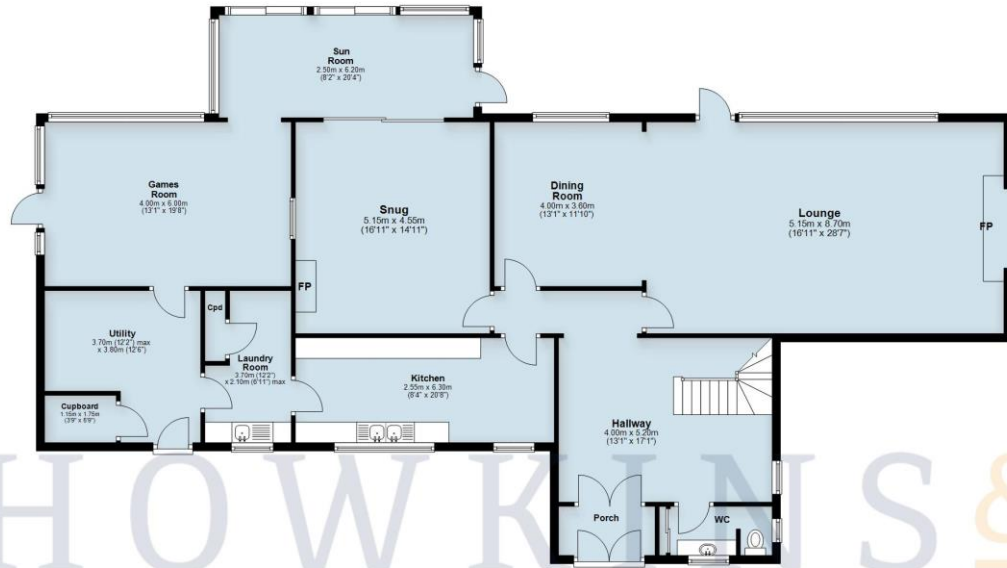
From the front elevation the property is accessed through an enclosed porch which in turn leads to a sizeable entrance hallway with WC off. Doors to the left and right give entry into the versatile ground floor living accommodation. Stretching across the rear of the property and offering a fantastic space for modern family living is the open plan lounge/dining/room that benefits from open views of the surrounding National Forest and rear gardens. Moving through the property you can find two further reception rooms that are adjoined by a glass fronted garden room. Overlooking the front elevation is a fitted breakfast/kitchen with laundry room and utility.

First Floor

An imposing staircase rises from the entrance hall onto the first floor landing which is generous in size and gives access to all four large double bedrooms. Bedrooms one, three and four, with fitted wardrobes, overlook the gardens and provide further views of the surrounding countryside, with bedroom one also having access to its own dressing room and en suite bathroom. Bedroom two is also a sizeable double room and creates the perfect space for guests as it also offers a second shower room and en suite toilet. Bedrooms three and four are serviced by a three piece family bathroom.

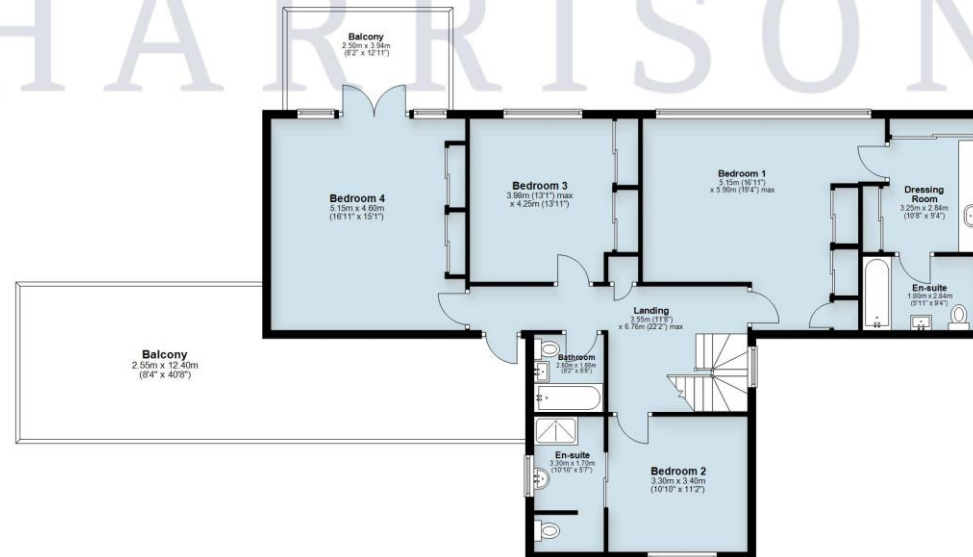
Ground Floor

Approx. 196.2 sq. metres (2111.4 sq. feet)



First Floor

Approx. 117.0 sq. metres (1259.2 sq. feet)



Total area: approx. 313.1 sq. metres (3370.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate; no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.



Outside

Outside the property offers an abundance of off road parking in the form of a large concrete parking apron, a detached large double garage and an enclosed carport adjoins the property and allows for one further parking space. Access to the side leads into a large rear garden which is mainly laid to lawn with mature trees and shrubbery borders. A large terraced patio creates the perfect atmosphere for entertaining.

Additional Information

We are advised that the gas appliances in the kitchen are now capped off and the central heating boiler is unaffected and is currently in good working order.



A rare opportunity to acquire a large family home with potential for improvement in a desirable sought after location.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

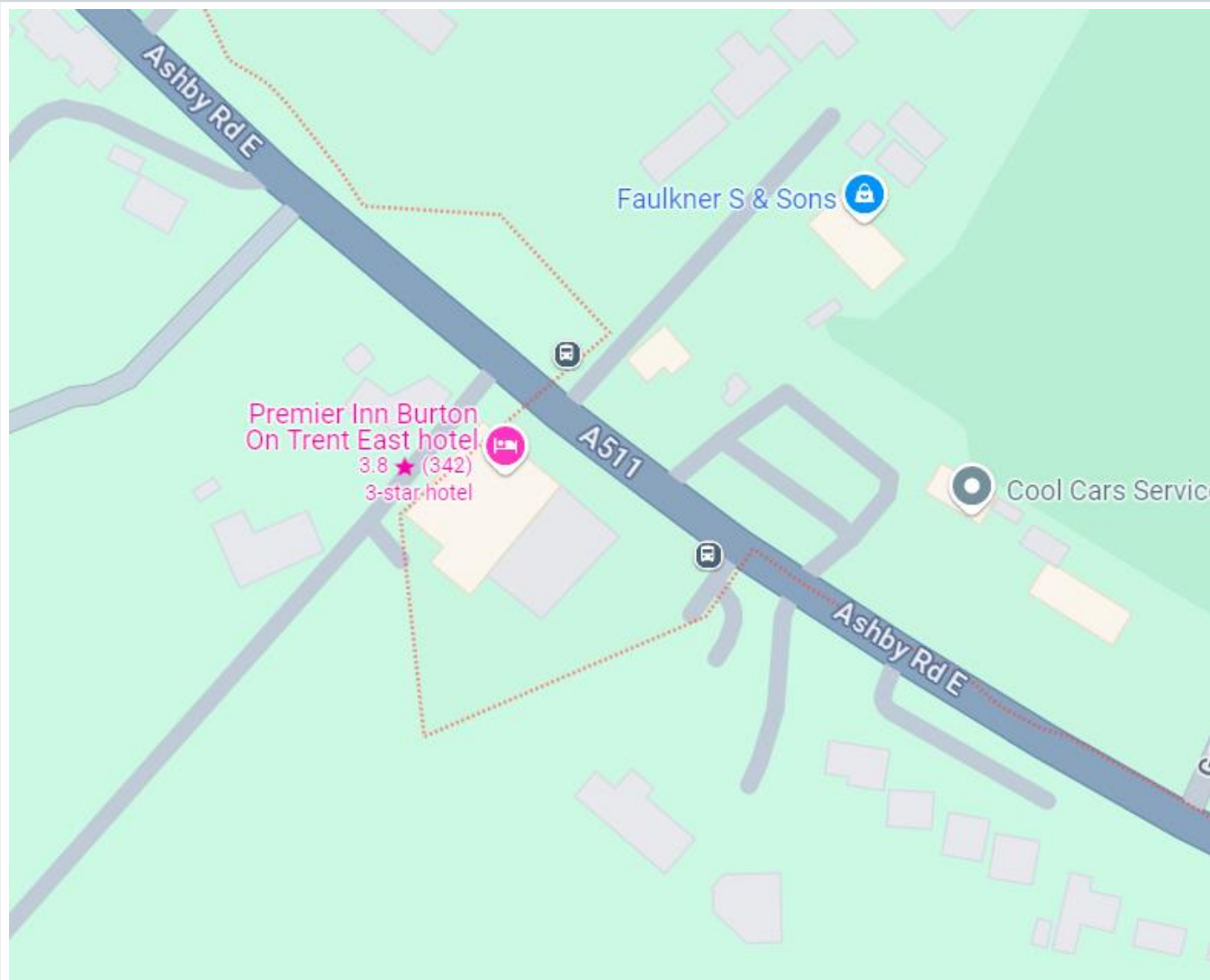
Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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