



143 Alexandra Road

Winhill, Burton-On-Trent, DE15 0JE

Guide price £635,000

Burton's only "Legally Trained" estate agent brings to the market this beautiful detached home full of character in a sought-after location situated approximately one miles from Burton town centre which offers an excellent range of amenities and facilities.

This five bedroom detached family home must be seen to be fully appreciated. Offering heaps of character Belmont House is a spacious (3875sqft) versatile family accommodation over four storeys briefly comprising a reception hall with wooden floor, drawing room/sitting room, dining room, guest's cloakroom, well fitted breakfast kitchen with appliances. On the basement floor there is a garden room/study/family room together with a further hall, utility room and large games room. On the first and second floors five bedrooms together with a family bathroom and guest's bathroom.

There is a drive to either side of the property, one providing access to the double garage The rear garden must be seen to be appreciated enjoying a high degree of privacy and also enjoying a southerly aspect being part walled and well screened by a selection of mature ornamental trees and shrub,

Viewing is highly recommended to appreciate all that this fantastic home has to offer. There is virtual tour on here which covers every detail of the house.



ENTRANCE

RECEPTION HALL 10'9" x 15'5" (3.28m x 4.72m)

Feature wood flooring, curved staircase to the first floor. Windows to the front, Double radiator telephone point coving to ceiling.

FITTED GUEST'S CLOAKROOM

Having white fittings including a pedestal wash hand basin with tiled splashback, low suite W.C. Wood floor, central heating radiator. Two frosted windows to the side aspect.

L-SHAPED DRAWING ROOM/SITTING ROOM 17'3 x 13'5" plus 12'4" x 19'7" (5.26m x 4.09m plus 3.76m x 5.97m)

Latter measurement taken into wide cant bay window overlooking the front garden. Period style fireplace with polished marble surround including a raised hearth and display mantel and moulded corbels together with a cast iron interior having a living flame coal effect gas fire, two central heating radiators, TV aerial point (including Sky), moulded cornice, sash window to the side and twin opening French windows and matching side windows with leaded quarter lights, two wall light points. The French windows providing access to a level decking balcony with wrought iron balustrade and providing the most delightful southerly aspect over the rear garden to a lower level terrace.

LOWER LEVEL HALL

Having a slate tiled floor, central heating radiator, useful built-in cloaks cupboard with hanging rail and storage cupboard over, panelled and leaded glazed door to the front.

DINING ROOM 13'10" x 12'9" (4.24m x 3.91)

Decorative moulded cornice, radiator. UPVC double glazed window to rear aspect. Doorway to the Breakfast Kitchen.

BREAKFAST KITCHEN 18'8" x 10'6" (5.69m x 3.22)

the measurements plus an entrance lobby area. Excellent range of quality matching units featuring polished birch door and drawer fronts complemented by brushed aluminium handles and including a roll edged marble effect preparation surface with ceramic tiled surround, inset stainless steel sink unit (mixer tap), cupboards under, drawers including an integral dishwasher, further L-shaped matching preparation surface with tiled surround, cupboards under and drawers, adjacent wide cooker recess (the Superior Leisure Rangemaster 110 oven range is included), comprising two ovens, grill, pan warming drawer, four plate gas hob, hot plate and ceramic electric hot plate with splashback and feature Rangemaster canopy over incorporating a variable speed extractor and electric light, further small matching base unit, double tall cupboard with fitted shelving, L-shaped corner/eye level cupboard fitting with four glazed doors, further recess which incorporates a Samsung American style fridge freezer. Central heating radiator, double glazed windows and double glazed doors taking you onto the balcony.

FROM RECEPTION HALL PANELLED AND GLAZED DOOR WITH

GAMES ROOM/PLAY ROOM 21'1" x 16'9" (6.45 x 5.13)

Two double glazed windows to the side aspect, two sash windows to the rear aspect, ornamental fireplace set in brick build, two double radiators, French double doors to garden, open plan to study.

UTILITY ROOM 8'2" x 7'8" (2.51 x 2.36)

Fitted units with work surface.

DOWNSTAIRS W/C

GARDEN ROOM/FAMILY ROOM 18'9" x 10'6" (5.73m x 3.22)

wood laminate floor covering, two central heating radiators. The hand crafted book case. Recessed ceiling lighting, double windows to easterly and southerly elevations overlooking the garden together with twin French doors.

FIRST FLOOR:

LANDING

On two levels, moulded cornice. The feature curved staircase continues to the second floor off.

INNER LANDING AREA

With built-in shelved storage cupboards.

MASTER BEDROOM 17'3" x 13'6" (5.27 x 4.13)

central heating radiator, picture rail, moulded cornice, two double glazed sash windows providing a very pleasant view over the rear garden, part of Burton and open countryside beyond.

EN SUITE DRESSING ROOM 8'5" x 5'9" (2.58m x 1.77)

central heating radiator, fitted shelving, open fronted wardrobe with double hanging, sash window.

BEDROOM FIVE 12'4" x 9'5" (3.77m x 2.89m)

central heating radiator, picture rail, windows to the front and side.

INNER LANDING

area with built-in airing cupboard

BEDROOM FOUR 13'2" x 11'0" (4.02m x 3.37m)

central heating radiator, TV aerial, built-in wardrobe with storage cupboard above, sealed unit double glazed window with views to rear.

EN SUITE SHOWER ROOM

With white fittings including a tiled shower cubicle with Triton T80 electric shower fitting, vanity unit with mixer tap and cupboards under, low suite W.C. with polished wooden seat, automatic extractor fan.

FAMILY BATHROOM

White painted exposed floorboards. Feature central arch and white suite including an enameled steel panelled bath with ceramic tiled surround, pedestal wash hand basin having a matching tiled splash back, low level WC, radiator, separate shower enclosure with tiled surround and superior Mira fitting.

TOP FLOOR LANDING

REAR BEDROOM TWO 18'2" x 13'10" (5.55m x 4.22m)

a very large room with sealed unit double glazed window providing a particularly fine view including the water tower on the horizon. Central heating radiator.

FRONT BEDROOM THREE 16'4" x 12'11" (4.98 x 3.96)

central heating radiator.

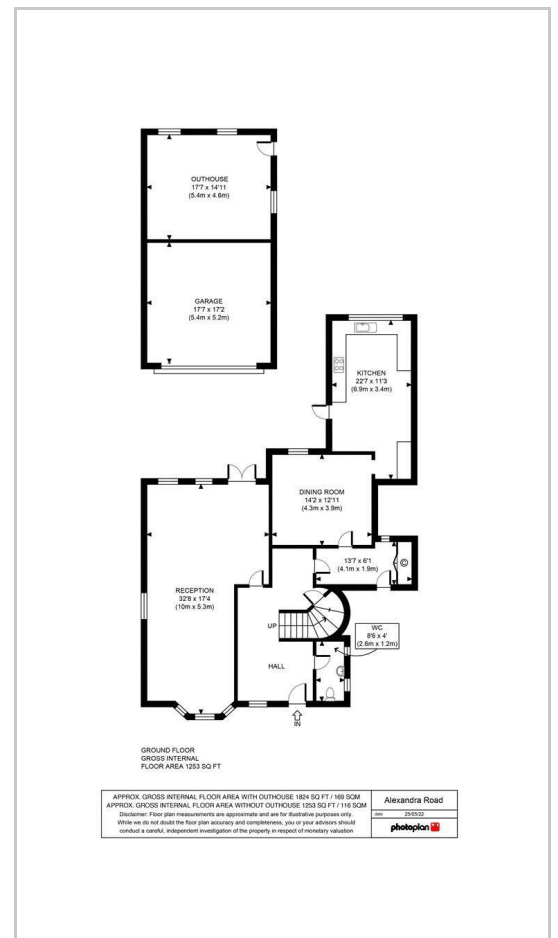
GUEST SHOWER ROOM

With white fittings including a tiled shower cubicle. Vanity unit with mixer tap and cupboards under, low suite W.C. and extractor fan.

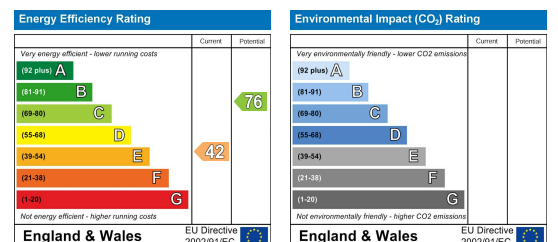
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Guild Street,, Burton on Trent, Staffordshire, DE14 1NA

Tel: 01283 890199 Email: hello@dwellingsestate.co.uk <https://www.dwellingsestate.co.uk>