



Ashby Road, Burton-On-Trent





Property Description

A large imposing Victorian home set on the very popular Ashby Road. Comprising of large lounge, office space, dining room, modern fitted kitchen with utility, w/c and shower room all downstairs. Upstairs has three double bedrooms, family bathroom and a further bedroom with nursery off. There is also a cellar that is currently being used as a games room. Externally is a large driveway to the front, private garden to the rear with a potential building plot and double garage.

Approach

Walled surround with gated entrance, driveway providing off road parking, lighting, mature trees and a storm porch.

Entrance Hallway

Minton tiled flooring, alarm, central heating radiator and original wooden feature door.

Lounge

14' 3" x 17' 6" (4.34m x 5.33m)
Double glazed bay window to the front and side elevations, feature fireplace and two central heating radiators.

Study / Sitting Room

12' 1" x 18' (3.68m x 5.49m)
Double glazed bay window to front elevation, feature fireplace and central heating radiator.

Pantry / Store Room

7' 11" x 7' 3" (2.41m x 2.21m)
Lino flooring, light point and shelving.

Dining Room

15' 2" x 11' 11" (4.62m x 3.63m)
Double glazed window to side and rear elevations, Amtico flooring and central heating radiator.

Kitchen

12' 6" x 8' 4" (3.81m x 2.54m)
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, double oven, hob, extractor hood, integrated microwave, dishwasher, feature lighting and tiled to splash prone areas.

Utility Room

12' 9" x 5' 8" (3.89m x 1.73m)
Double glazed door to rear elevation, wall and base units with work surface over incorporating a sink with drainer, space for a washing machine, integrated fridge/freezer, under unit lighting, Amtico flooring and central heating radiator.

Shower Room

6' 8" x 5' (2.03m x 1.52m)
Double glazed window to rear elevation, Amtico flooring, heated towel warmer, wash hand basin with vanity storage, WC, extractor fan, shower with jets and spotlights to ceiling.

Cloakroom

Amtico flooring and access into loft space.

Landing

Feature stair case with under stairs storage and double glazed window to side elevation.

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

Double glazed window to front elevation, double glazed bay window to side elevation and two central heating radiators.

Bedroom Two

12' 3" x 14' 3" (3.73m x 4.34m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

11' 10" x 12' 2" (3.61m x 3.71m)

Double glazed window to side elevation, central heating radiator and access into:

Nursery

8' x 12' 1" (2.44m x 3.68m)

Double glazed window to side elevation and central heating radiator.

Bathroom

8' 2" x 8' 3" (2.49m x 2.51m)

Double glazed window to side elevation, laminate flooring, wash hand basin, bath, extractor fan, WC, tiled to splash prone areas and central heating radiator.

Attic Room

18' x 13' 1" (5.49m x 3.99m)

Skylights to front, back and side elevations, eaves storage, spotlights and central heating radiator.

Cellar

25' 2" x 14' 1" (7.67m x 4.29m)

Power supply and light point.

Garden

South facing private rear garden with patio area, gated side and rear access, outdoor lighting, tap, lawn, shrubs, greenhouse, potential building plot subject to planning permission and fence to boundaries.

Double Garage

17' 4" x 15' 9" (5.28m x 4.80m)

Electronically controlled door, power supply and light point.









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