

Ashford Road

Burton-on-Trent, DE13 0QG



NO UPWARD CHAIN! Occupying a generous corner plot at the junction of Ashford Road and Denton Road, this well-proportioned two-bedroom semi-detached bungalow offers flexible single-storey living with a variety of versatile spaces both inside and out.

Guide Price £230,000



John German

Entry to the property is via a porch which opens into a spacious central hallway, providing access to the principal accommodation. Positioned to the front of the property is the living room, a bright and welcoming space enhanced by a bay window and an attractive feature fireplace, creating a comfortable setting for relaxation.

Adjacent to the living room is the second bedroom, a versatile room which comfortably accommodates a double bed but would equally serve well as a generous single bedroom, home office, hobby room or study.

Further along the hallway is the principal bedroom, a larger double room enjoying views over the rear garden. This room benefits from framed built-in storage, offering practical wardrobe space while maintaining a comfortable layout.

Opposite the bedrooms is the family bathroom, fitted with a shower cubicle, WC, vanity unit with hand wash basin and a useful linen cupboard which also houses the boiler.

The kitchen diner sits to the rear of the property and has been designed to maximise both workspace and storage. It features a range of wall and base units with drawers, an eye-level double oven, induction hob with extractor fan above, and sink unit. The thoughtful layout still allows ample room for a formal dining table, ideally positioned beside the large window overlooking the garden.

Leading from the kitchen is the sunroom, a particularly pleasant additional living space featuring a radiator and a small burner, creating a cosy environment throughout the seasons. This versatile room could be used as a secondary sitting area, dining room or simply as a bright garden room, with a door providing direct access to the rear garden.

Off the sunroom is a practical utility room offering space for a fridge freezer, washing machine and dryer, alongside an additional sink and further storage. Both the sunroom and utility room benefit from tiled flooring for ease of maintenance.

Beyond this space is a workshop, ideal for hobbies, storage or DIY projects. The utility and workshop areas were originally part of the property's garage, providing useful extended accommodation.

Externally, the property enjoys wraparound outdoor space thanks to its corner plot position. The front garden features slabbed pathways with raised planting beds, mature shrubs and established greenery creating an attractive approach to the home.

To the side, a driveway with wooden gates provides off-road parking for up to three vehicles. The rear garden offers a lawned area complemented by a slate-chipped

section and a variety of tiered spaces, creating several seating areas to follow the sun throughout the day. Whether retained as a varied landscaped garden or adapted into a more low-maintenance design, the outdoor space offers excellent potential while maintaining a good degree of privacy.

The property is well positioned for access to a range of local amenities including nearby shops, supermarkets and everyday services, while Burton-on-Trent town centre is just a short distance away offering a wider selection of retail, dining and leisure facilities. The home is also within just a few minutes' walk of Queen's Hospital Burton, making it particularly convenient for healthcare professionals or those wishing to remain close to key services. Public transport links are easily accessible, and the nearby A38 provides convenient road connections towards Derby, Lichfield and the wider Midlands.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off road **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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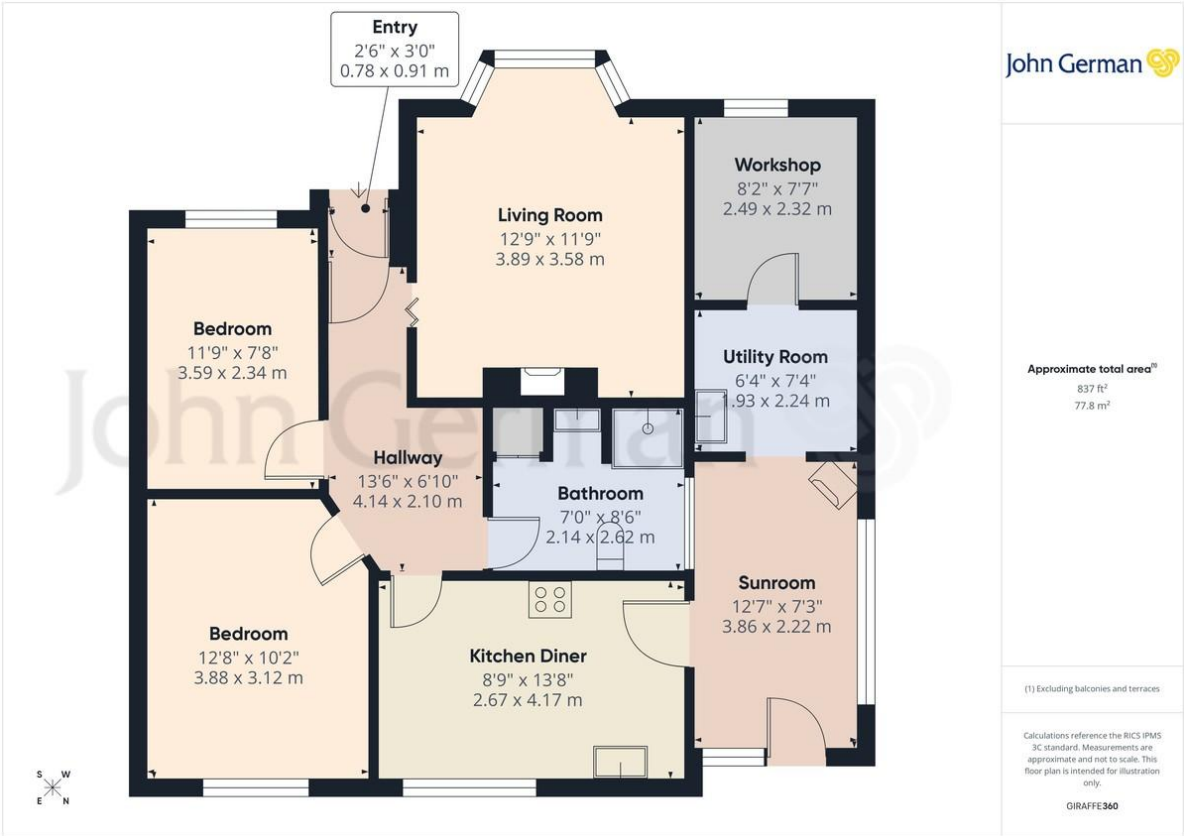
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA17032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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