

Ashby Road  
Burton-on-Trent, DE15 0LG



Occupying a generous plot, this substantial and highly versatile detached residence offers accommodation of approximately 1,733 sq.ft that requires modernisation with a double garage and large rear garden, located on a convenient and popular road.

NO UPWARD CHAIN

Guide Price £325,000



John German 

Occupying a generous plot and set back from the ever-popular Ashby Road in Burton-on-Trent, this substantial and highly versatile detached residence offers approximately 1,733 sq. ft. of accommodation, presenting an exciting opportunity for buyers seeking a home with space, flexibility and outstanding potential. Requiring modernisation throughout, the property provides the perfect blank canvas for its next owner to truly make it their own.

Approached via a driveway with front garden, the home enjoys an attractive setback position from the road, creating a pleasant degree of privacy and ample parking. To the front of the property is the attached double garage, offering excellent storage, secure parking or further potential depending on a buyer's requirements.

Internally, the accommodation is both spacious and adaptable, lending itself to a variety of living arrangements including multi-generational living, home working or those simply looking for versatile family space.

The ground floor comprises a welcoming entrance hallway leading through to the principal living accommodation. The generous living room offers an excellent entertaining and family space, filled with natural light and offering plenty of scope for redesign and improvement.

Adjacent to this is the kitchen, fitted with a range of wall and base units, gas hob with extractor fan, eye-level double oven and double sink. The room also offers ample space for either a breakfast bar or family dining table, creating excellent potential for a modern open-plan kitchen dining environment.

A particularly appealing feature of the property is the additional flexible accommodation to the side and rear of the home, currently incorporating a bedroom/study, utility with WC, workshop and store rooms. These areas provide a wealth of possibilities for conversion or reconfiguration depending on a buyer's individual needs.

To the first floor are four bedrooms and the family bathroom. The bedrooms are well proportioned and offer excellent potential for modern family living, while the layout allows flexibility for dressing rooms, office space or guest accommodation if desired.

The family bathroom comprises a bath with shower over, WC and hand wash basin.

Externally, the property continues to impress with a large rear garden offering a wonderful outdoor space for families, keen gardeners or those looking to further enhance the property. Given the generous plot size, there is clear potential to extend or further develop the home, subject to the relevant planning permissions and building regulations.

Situated in a convenient and established location within Burton-on-Trent, the property benefits from easy access to a wide range of local amenities including shops, supermarkets, schools, transport links and everyday conveniences.

This is a rare opportunity to acquire a spacious detached home offering enormous scope for improvement and personalisation. The property is a must view to truly appreciate the size, flexibility and potential on offer, making it ideal for buyers with vision looking to create an exceptional long-term family home.

**Tenure:** Leasehold. 999-year lease commencing from 1971. The annual ground rent is £25 per annum, shared equally between the three properties, equating to approximately £8.34 per property per annum. (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:** Driveway and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL copper wire

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

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19052026

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Ground Floor

Approximate total area<sup>(1)</sup>

160.9 m<sup>2</sup>  
 1733 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>  
 7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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