

Forest Edge Way, Burton-On-Trent, DE13 0PQ

Nicholas Humphreys

Asking Price £550,000

Forest Edge Way presents an excellent opportunity to acquire a substantial five-bedroom executive detached family residence, occupying an enviable corner plot with extensive established gardens and generous parking facilities.

The accommodation comprising a welcoming reception hallway, guest cloakroom, dedicated study, generous lounge, formal dining room, conservatory and an impressive open-plan living dining kitchen with separate utility room.

To the first floor are five well-proportioned bedrooms, including two principal bedroom suites with private en-suite facilities, together with a family bathroom. Externally, the property enjoys extensive established gardens, a substantial block-paved patio, generous lawned areas offering a good degree of privacy, ample off-road parking and a detached double garage.

An exceptional opportunity for the growing family, with internal viewing highly recommended by appointment only.





The Accommodation
Ground Floor Accommodation

The property is approached via a delightful front garden with a pathway leading to a double-glazed entrance door, opening into a welcoming enclosed entrance porch with quarry tiled flooring and glazed internal doors providing access to the reception hallway. The spacious reception hallway is finished with laminate flooring and provides a radiator, useful below-stairs storage cupboards and a staircase rising to the first-floor accommodation, with internal doors leading off to the principal reception rooms.

The guest cloakroom is fitted with a white suite comprising a low-level WC and hand wash basin, complemented by a double-glazed window to the side elevation.
Positioned to the front aspect of the home is a dedicated family study, ideally suited to those working from home. The room benefits from a wide selection of fitted office furniture incorporating desks, storage cupboards and drawers, together with a radiator and double-glazed windows enjoying an attractive outlook over the established front garden.

The generously proportioned lounge occupies the rear aspect of the property and provides an inviting setting for family relaxation and entertaining. A feature marble fireplace with inset fire creates an attractive focal point, complemented by double radiators and UPVC double-glazed windows. Glazed French doors provide access to the formal dining room, whilst further French patio doors open directly into the conservatory. The conservatory provides a delightful additional reception area, enjoying an attractive outlook across the substantial rear gardens. Finished with laminate flooring, UPVC double-glazed windows, an electric heater and French patio doors opening onto the garden, this versatile space provides an ideal setting in which to relax and enjoy the surrounding greenery.

The formal dining room is positioned towards the front of the property and offers an elegant setting for family dining and entertaining, featuring a double-glazed bay window overlooking the front garden and a radiator, with connecting French doors leading back into the lounge.

A particular feature of this impressive family home is the spacious open-plan living dining kitchen, extending across the rear aspect of the property and enjoying delightful views over the established gardens. The kitchen is fitted with a comprehensive selection of base cupboards and drawers, complemented by matching eye-level wall units and extensive preparation work surfaces incorporating a stainless steel one-and-a-half-bowl sink unit. A range-style cooker provides a double oven, grill and five-ring gas hob with extractor hood above, whilst inset ceiling spotlights complete the kitchen area. The generous dining and living space provides ample room for a family dining table, with UPVC double-glazed windows and French patio doors opening directly onto the rear garden, creating an excellent connection between the internal accommodation and outdoor entertaining areas.

Leading off the kitchen is a practical utility room, fitted with an additional sink unit and preparation work surface, together with freestanding appliance spaces and plumbing for a washing machine. The room also houses the wall-mounted gas-fired central heating boiler and benefits from a radiator and double-glazed external door providing convenient access to the garden.

First Floor Accommodation

The first-floor landing provides access to the loft space and an airing cupboard housing the domestic hot water cylinder, together with a UPVC double-glazed window to the front elevation. Internal doors lead off to five generously proportioned bedrooms and the family bathroom.

A particularly appealing feature of this substantial family home is the flexibility offered by two principal bedroom suites, both benefiting from their own en-suite facilities.
The first principal bedroom is positioned to the front aspect of the property and provides a spacious double bedroom with a UPVC double-glazed window overlooking the front garden, radiator and built-in double wardrobe. An internal door leads through to the en-suite shower room, fitted with a white suite comprising a low-level WC, hand wash basin and separate shower enclosure, complemented by tiled walls, radiator and UPVC double-glazed window.

The second principal bedroom is situated to the rear of the property and offers particularly generous proportions, enjoying an attractive outlook across the extensive established gardens. The room benefits from twin built-in double wardrobes, radiator and UPVC double-glazed window, together with access to a private en-suite bathroom. The en-suite is fitted with a white suite comprising a low-level WC, hand wash basin and panelled bath with shower above, complemented by tiled walls, radiator and UPVC double-glazed window.

The third bedroom is another generously proportioned double room, positioned to the rear aspect of the home and benefiting from fitted wardrobes and an attractive garden outlook.
Bedrooms four and five provide two further well-proportioned single bedrooms, ideally suited to younger family members, guests or alternatively offering flexibility for additional home office or hobby accommodation.

Centrally positioned within the first-floor accommodation is the family bathroom, fitted with a pedestal hand wash basin, low-level WC and panelled bath with shower above. Complementary tiling to the walls, radiator and UPVC double-glazed window to the side elevation complete the room.

Outside

The property occupies a particularly impressive and established corner plot, enjoying extensive gardens to both the front and rear, together with excellent off-road parking facilities.
To the front, the home is set behind attractive established gardens, with a pathway leading to the main entrance. A double-width driveway provides off-road parking and access to the detached double garage, whilst additional parking for two further vehicles is available within the front garden area.

Gated pedestrian access leads through to the substantial rear garden, which undoubtedly represents one of the property's most appealing features. Immediately adjoining the rear of the home is an extensive block-paved patio area, providing an excellent setting for outdoor dining, entertaining and family gatherings. Attractive raised planting borders add interest and character, whilst steps lead up to a particularly generous lawned garden. The garden is enclosed by fenced boundaries and surrounded by a variety of mature trees and established planting, creating a delightful outdoor environment offering a good degree of privacy. The extensive lawn provides ample space for children and family activities, whilst the overall size and established nature of the plot offer a wonderful opportunity for those seeking a substantial garden within a modern residential development.

Front Porch

Guest Cloakroom

Hallway
14'5 max 13'0 max

Study
14'6 x 9'3

Dining Room
11'7 x 11'5

Lounge
18'8 max x 14'10 max

Conservatory
14'7 max x 13'2 max

Kitchen Diner
19'6 max x 11'0

Utility Room
8'0 x 5'8

Master Bedroom
14'4 x 11'5

En-suite
7'9 max x 5'9 max

Bedroom Two (Optional Rear Master)
13'2 max x 11'0 max

En-suite Bathroom
8'0 x 5'6

Bedroom Three
11'0 max x 9'10 max

Bedroom Four
10'0 x 7'2

Bedroom Five
9'0 max x 7'9 max

Bathroom
7'10 x 6'10

Garage
16'8 x 16'6

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: F
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

































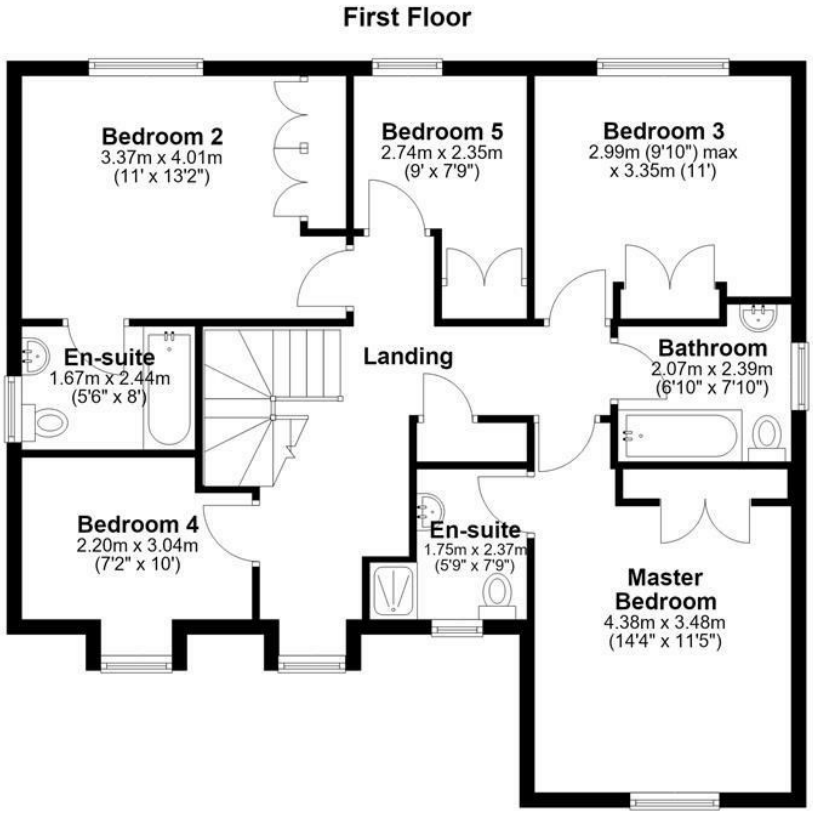




Ground Floor



First Floor



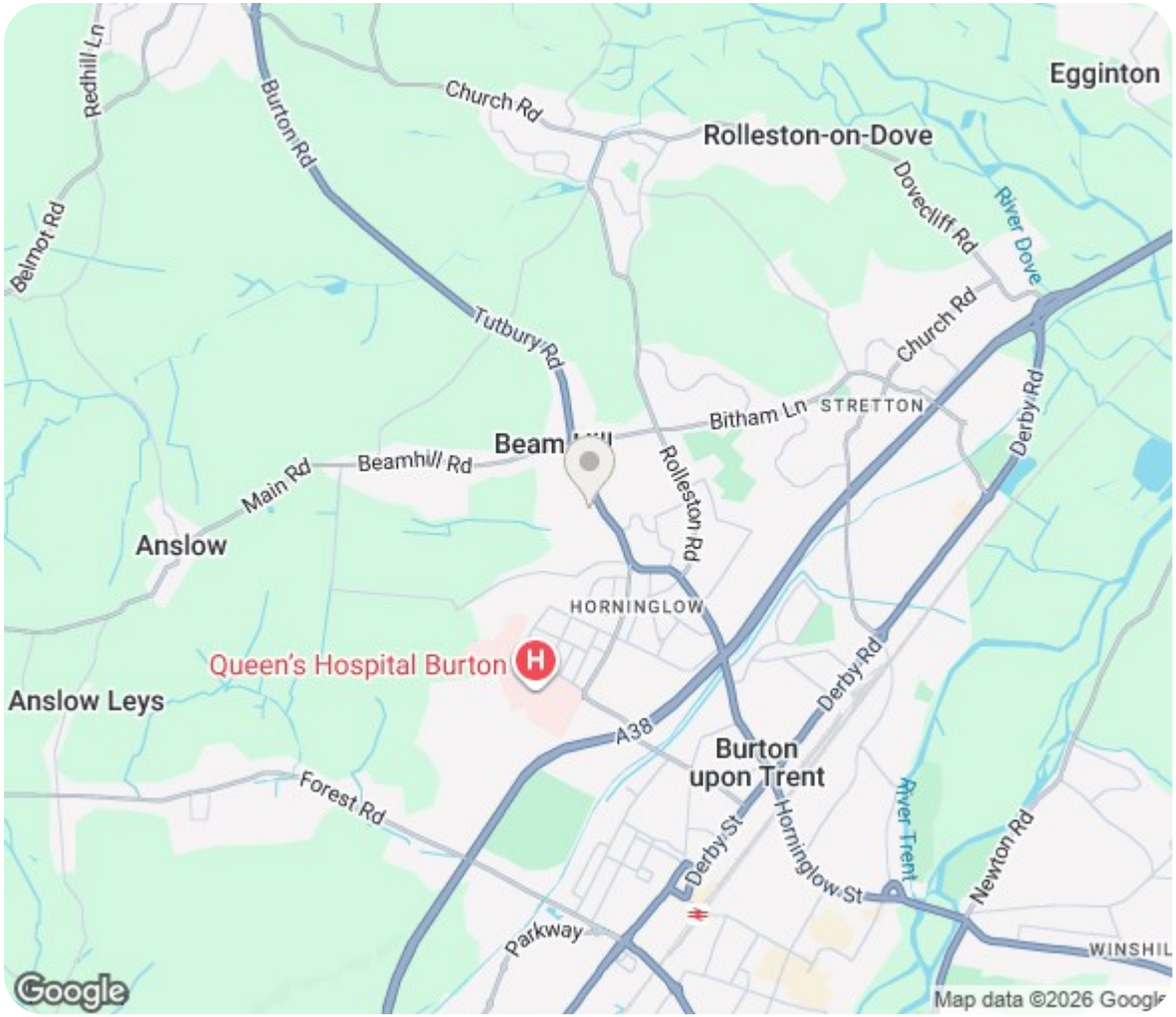
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Plan produced using PlanUp.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band F **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme