



Highfield Drive
Burton-On-Trent

burchell
edwards



Property Description

An exceptional architect-designed residence dating back to the 1920's, this striking four-bedroom home enjoys breathtaking views across the River Trent, Trent Bridge, and Burton upon Trent town centre. Set within a private and secluded setting, the property perfectly balances character, privacy, and everyday convenience.

Approached via a discreet private entrance, the home's commanding presence is proudly visible from the iconic Trent Bridge, yet remains wonderfully tucked away. Upon entering, you are welcomed by an inviting entrance foyer which leads through to an impressive reception hall and a superb formal living room, complemented by an open sun lounge area that takes full advantage of the outstanding views.

The elegant dining room flows seamlessly into a fully renovated kitchen, creating an ideal layout for both entertaining and modern family living. The accommodation offers four well-proportioned bedrooms, with one currently utilised as a study, providing flexibility to suit a range of lifestyle needs. Completing the interior is a newly fitted bathroom featuring a high-quality suite.

Externally, a sweeping tarmac driveway provides ample off-road parking and leads to a detached double garage, above which is a generous first-floor office or games room—perfect for home working or leisure use. The gardens are beautifully stocked, offering a high degree of privacy while framing the exceptional outlook over the surrounding area. Viewing of this property is essential!

Entrance Lobby

Leaded double glazed windows to either side of entrance door, Minton patterned tiled flooring and access via substantial entrance door with glazed lights to either side.

Reception Hall

Stepped molded plaster coving to ceiling together with ornate molded ceiling detail and centre ceiling rose, period style ornate plaster fireplace with marble hearth, fitted dado rail, one central heating radiator and twin ceiling

skylights with obscure screens.

Hallway

Access to loft space, fitted smoke alarm.

Guest Cloakroom

Suite comprising low level twin flush W/C, wall mounted wash basin, ceramic tiling to floor and half tiling to walls, fitted extractor vent, low intensity spotlights to ceiling with PIR sensor, one central heating radiator and full height storage cupboard.

Main Reception Room

Feature ornate plaster molded fireplace with marble hearth and backplate together with inset Living Flame gas fire, ornate plaster molded coving to ceiling, fitted dado rail, one central heating radiator, ornate centre ceiling rose, sliding twin UPVC double glazed units to side and front elevations and leaded UPVC double glazed window to front elevation providing spectacular views over the river Trent, Trent Bridge and the Burton upon Trent town centre.

Dining Room

Ornate molded plaster coving to ceiling, centre ceiling rose, leaded UPVC double glazed window to side elevation, one central heating radiator, feature porthole window, feature rustic brick fireplace with quarry tiled mantle, stone hearth and fitted electric coal flame effect heater, fitted oak effect laminate flooring, fitted dado rail and built-in double cupboard with half obscure double glazed doors.

Kitchen

Modern range of high gloss cream fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with extractor over, Zanussi stainless

steel and smoked glass oven and combi oven and microwave, integrated washing machine, contemporary vertical central heating radiator, integrated fridge freezer and dishwasher, UPVC double glazed window to side elevation, half obscure double glazed door to rear elevation, polycarbonate sink and draining unit with swan neck mixer taps over and ceramic tiling to floor.

Master Bedroom

UPVC leaded double glazed window to front elevation, one central heating radiator, feature Adams style fireplace with marble hearth, fitted dado rail with dental molding, ornate centre ceiling rose and plaster coving.

Bedroom Two

Feature porthole window to side elevation, UPVC double glazed window to rear elevation, ornate plaster molded coving to ceiling, centre ceiling rose, one central heating radiator and ornate detailed fitted dado rail.

Bedroom Three

UPVC leaded double glazed window to rear elevation, plaster coving to ceiling, one central heating radiator and matching dado rail.

Bedroom Four/Study

Leaded UPVC double glazed window to rear elevation, plaster dental molded coving to ceiling, ornate centre ceiling rose, one central heating radiator, dental molded dado rail and deco cast iron fireplace.

Family Bathroom

Free-standing roll top polycarbonate bath with floor standing pillar mixer taps and shower attachment, over-sized shower tray with thermostatically controlled shower, teardrop wash basin set on a vanity unit with built-in cupboards, low level twin flush W/C with concealed cistern, full tiling complement to floor with underfloor heating, full tiling to walls, obscure leaded UPVC double glazed window to front elevation, egg and dart molded coving

to ceiling, fitted extractor vent and low intensity spotlights to ceiling.

Outside

The property is approached via a private lane accessing five properties, upon entering The Retreat the large expanse of tarmac driveway provides parking for numerous vehicles and leads to a large two storey building housing the double garage with a fabulous hobby room over which has its own separate entrance which would therefore make the home of significant interest of those who are self employed or parties who have a hobby which requires space. The gardens are predominantly to the front of the home and feature patio areas, shrubberies, ornamental pond and offer again immense privacy.

Double Garage

Twin up and over remote controlled garage doors, fitted mains operated smoke alarm, electric light, power and water. The first floor of the garage is accessed via a UPVC entrance door and a staircase rises to a fabulous room (22' x 15'10" (to 1m height)) having UPVC double glazed window to side elevation, unusual triangular shaped UPVC dormer light to front elevation, extensive electrical lighting and power points together with sink unit with running water.

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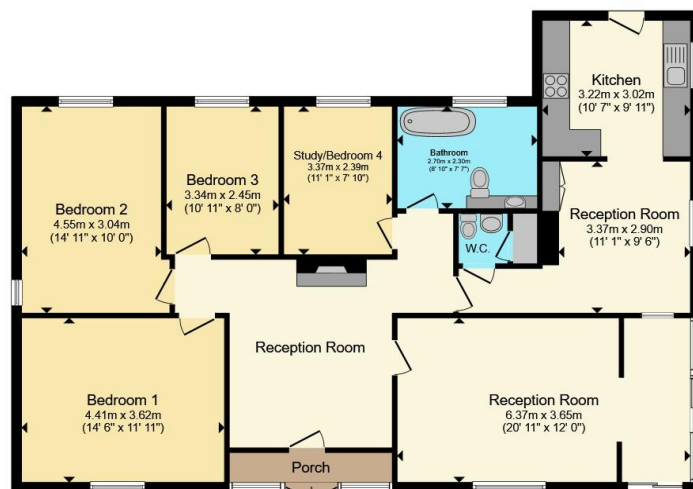
The property is located down a narrow lane coming off of Ashby Road. The lane is currently undergoing maintenance and landscaping so the property can be harder to find currently. Once you are coming up Highfield Drive you will find a small lane off to the left that will lead you to the property's lovely driveway and property entrance.

***WHAT 3 WORDS LOCATION -
'///desire.gained.yoga***

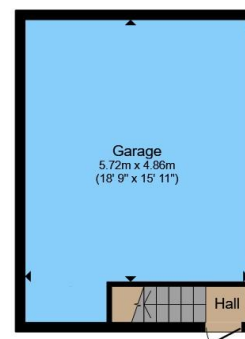




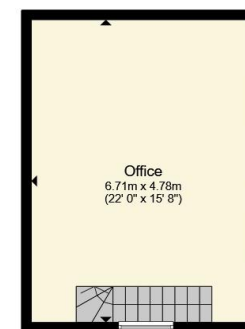




Floor Plan



Garage Ground Floor



Garage First Floor

Total floor area 208.5 m² (2,244 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: BUT211410 - 0003