



Alexandra Road, Winhill,
Burton-on-Trent



5



2



3

£410,000



Key Features

- Impressive Period Home
- Five Bedrooms
- Sympathetically Modernised & Maintained
- Abundance Of Authentic Features
- Sizeable Mature Gardens With Workshop & Garden Office
- Well Regarded Residential Location
- EPC rating TBC
- Freehold





An impressive period residence which has been maintained and modernised to retain numerous original features. Complemented by well established mature gardens, together with workshop and garden office, the property is situated on this well regarded road which has recently been awarded the Street Community of the Year Impact Award. With the benefit of double glazing and gas central heating the property offers impressive accommodation comprising: reception hall, two principle reception rooms, further living room, modern breakfast kitchen and guest cloak room. On the first floor there are four bedrooms and bathroom and on the second floor level there is a further bedroom with shower room. Externally there is a small fore garden together with a side lean-to/store giving access to the rear garden. To the rear is an elevated decking area overlooking the mature established gardens.

Accommodation In Detail

Part glazed entrance door with arched window over opening through to:

Reception Porch

having Terrazzo tiling to floor and part glazed inner door with windows to side and above leading to:

Reception Hall

having oak wood flooring, two central heating radiators, cornice detail to ceiling, picture rail, ornate carved staircase rising to first floor, ornate arched feature to ceiling door leading out to rear courtyard and door to cellar.

Cellar 4.26m x 3.59m (14'0" x 11'10")

Lounge 3.63m x 3.63m (11'11" x 11'11")

having panelled bay window to front elevation, cornice detail to ceiling, Victorian polished wood fireplace housing cast iron fire set on tiled hearth, picture rail, one central heating radiator.

Dining Room 4.2m x 3.61m (13'10" x 11'10")

having Victorian slate fireplace with ceramic tiled inserts and hearth, cornice detail to ceiling, picture rail, one central heating radiator and window to rear elevation.

Living Room 3.61m x 3m (11'10" x 9'10")

having an authentic cast iron range set into a stone surround with mantle over, adjacent full height built-in cupboard, wood panelled square bay to side elevation, panelling to walls, concealed radiator, further built-in store cupboard, honed travertine tiled floor and plate shelf.

Kitchen 4.95m x 3m (16'2" x 9'10")

having shaped granite work top, stainless steel sink with mixer tap, induction hob, high gloss base cupboards and drawers, integrated dishwasher, matching wall mounted cupboards, two built-in ovens, extractor canopy, appliance space, honed Lake District slate floor with electric underfloor heating, pinewood feature ceiling with two skylights, further stainless steel sink, one central heating radiator and glazed doors opening out to the rear decking area.

Guest Cloak Room

having wash basin, wc, one central heating radiator, honed Lake District slate floor with electric underfloor heating, bi-fold door and window to rear elevation.





On The First Floor

Landing

having one central heating radiator, picture rail, authentic feature rooflight and further staircase rising to second floor.

Master Bedroom 3.69m x 3.62m (12'1" x 11'11")

having wood effect flooring, one central heating radiator, cornice detail to ceiling, window to front elevation, cast feature fireplace and original built-in wardrobe with drawer under.

Bedroom Two 4.22m x 3.6m (13'10" x 11'10")

having wood effect flooring, window to rear elevation, one central heating radiator, cornice detail to ceiling, recessed ceiling lights and cast feature fireplace.

Bedroom Three 2.67m x 2.97m (8'10" x 9'8")

having wood effect flooring, window to side elevation, cornice detail to ceiling, fitted high level bed with desk and cupboard under and a single set of drawers set into the fireplace.

Bedroom Four 3.42m x 1.79m (11'2" x 5'11")

having high level shelf, window to front elevation and one central heating radiator.

Bathroom

having three piece white suite comprising spa-bath with tiled surrounds, wc, wash basin, two wall light points, electric wall heater, window to side elevation and one central heating radiator.

On The Second Floor

Landing

leading to:

Bedroom Five 4.81m x 3.88m (15'10" x 12'8")

having composite wood flooring, skylight, French doors to Juliet balcony, two central heating radiators and central heating boiler.



Shower Room

having steam room shower cubicle, one central heating radiator, wc, ladder style radiator/towel rail, high level window to rear elevation and two wall light points.

Outside

To the front of the property is a small ornate garden area and an arched floral feature to the front door. To the side is a pedestrian gate giving access to a substantial storage area with further access to the rear garden. To the rear is a courtyard area with a decking area to the rear of the kitchen, from the decking area is an aspect over the rear garden which offers a variety of mature shrubs and plants together with storage space under the decking. To the rear of the garden is a substantial out building divided into a workshop and a garden office with the benefits of power. Beyond the out building is a further small outdoor storage space.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

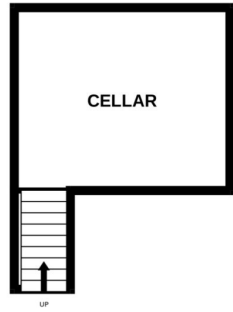
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

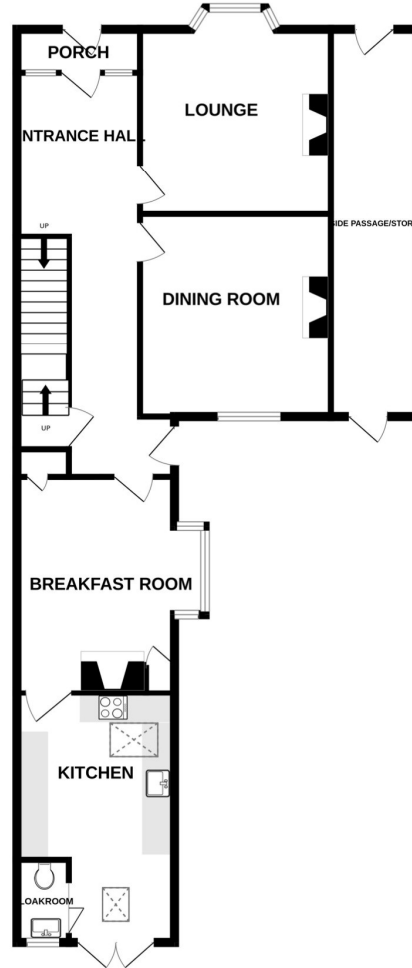




BASEMENT
190 sq.ft. (17.6 sq.m.) approx.



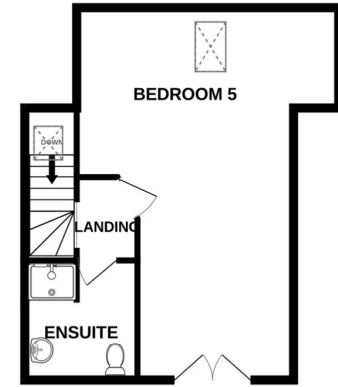
GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 2287 sq.ft. (212.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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