



Cherry Orchard, 7 Rosliston Road South, Drakelow, Burton on Trent, DE15 9UD



Enjoying a picturesque open outlook to the front is Cherry Orchard, a traditional detached home offering immaculately presented and generously extended interiors, four bedrooms and a fabulous self contained annexe/home office, all set within a wonderfully secluded garden plot. Dating back to the 1920s, Cherry Orchard retains a wealth of character throughout including impressive tall ceilings, panel doors and handmade coving, as well as the original double entrance doors. The living accommodation comprises briefly reception hall, stunning sitting room with dual sided wood burner and a magnificent dining and

living kitchen with family room with bifold doors out to the gardens, and accommodation to one side offers a fifth bedroom/study, utility and shower room ideal for use as a self contained annexe, Air BnB style rental or base for a home run business. There are two double bedrooms serviced by a family bathroom to the ground floor, with two additional bedrooms and a shower room from the first floor landing. Outside, Cherry Orchard is set back from the lane beyond a generous frontage providing parking for numerous vehicles, and the rear garden offers a beautifully tended and secluded space to enjoy the peaceful setting. Cherry

Orchard is serviced by mains gas central heating and double glazed windows.

Drakelow lies on the rural outskirts of Burton, being within easy reach of local shops and amenities, commuter routes and picturesque land. There is a small fishing pond within Drakelow, and the nearby village of Rosliston is home to a Co-Op, village pubs and the Rosliston Forestry Centre. Excellent facilities are available in the town of Burton on Trent including shopping centres, restaurants, supermarkets, a gym and more. There are a number of highly regarded schools in the area

including Rosliston Primary and Walton on Trent C of E, which feed into secondary schools including William Allitt comprehensive, Robert Sutton Academy, John Taylor High and the John Taylor Free School. The location offers excellent access to commuter routes including A38, A444, A511 and A50 giving swift access to commercial centres including Birmingham, Derby, Nottingham and Ashby, and Rail travel is available from Burton giving direct links to Derby and Birmingham, and the International airports of Birmingham and East Midlands can both be reached in around 50 minutes.



- Traditional Detached Home
- Secluded Plot with Open Outlook to Front
- Generously Extended Characterful Interiors
- Self Contained Annexe/Air BnB/Home Office
- Magnificent Open Plan Living & Dining Kitchen
- Stunning Sitting Room
- Reception Hall & Inner Hall
- Utility/Annexe Kitchen
- Study/Bedroom Five
- Ground & First Floor Shower Rooms
- Four Bedrooms & Family Bathroom
- Established Rear Gardens
- Ample Parking & Open Views to Front
- Mains Gas Central Heating & Double Glazed
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

Reception Hall

A pathway leads to the beautiful original double entrance doors, which lead into this space hallway. There are character panel doors leading to the first two bedrooms, bathroom and into the **Inner Hall**, having a galleried staircase rising to the first floor accommodation. Leading into:

Open Plan Living & Dining Kitchen 9.14 x 5.79m (approx. 30'0 x 19'0) – max

A beautifully remodelled space comprising a bespoke handmade kitchen and spacious living room. The **Kitchen** comprises a range of painted wall, base and island units with granite worksurfaces over, housing an inset Belfast sink, traditional recess with inset



range cooker and integrated appliances including dishwasher, fridge and freezer. The worktops extend to one side to create a breakfast bar, and recently installed bifold doors open out into the rear gardens. There is an interior window through to the **Utility/Annexe Kitchen**, and the kitchen has a skylight providing plenty of natural light. Engineered oak flooring extends into the **Family Room** where a second set of bifold doors open out to the terrace. This well presented reception room has a window to the side and a dual sided Hunter wood burning stove set to feature fireplace. A door opens into:

Sitting Room 5.97 x 3.48m (approx. 19'7 x 11'5)
 Another immaculate and generously proportioned space, having the other side of the Hunter wood burner set to a traditional carved mantelpiece. There are double doors opening out to the side and windows face the front and rear aspects

From the **Inner Hall**, a door opens into a versatile space ideal as a home office suite, self contained annexe/Air BnB rental or fifth bedroom suite. Doors lead into:

Utility/Annexe Kitchen 3.53 x 2.72m (approx. 11'7 x 8'11)

Fitted with a range of wall and base units ideal for use as a full kitchen, with inset ceramic sink with side drainer, spaces for washing machine and tumble dryer and units housing space for an integrated fridge freezer. A window and door face the rear and the utility has tiled flooring and vaulted ceilings with skylights

Home Office/Bedroom Five 7.87 x 2.72m (approx. 25'10 x 8'11)

Currently used for a home-run business, this room is ideal to create living/bedroom space for the annexe, or for use as a fifth bedroom. A door and window face the front, giving independent access into this part of the property

Shower Room

Comprising pedestal wash basin, WC and corner shower, with tiled splash backs, a heated towel rail and a skylight





Doors from the **Reception Hall** lead into:

Master Bedroom 3.96 x 2.74m (approx. 13'0 x 9'0) – plus wardrobes

A spacious double room fitted with a range of wardrobes and storage space and a bay window to the front aspect

Bedroom Two 4.19 x 3.4m (approx. 13'9 x 11'2)

Another generous bedroom having a bay window to the front aspect

Family Bathroom

Comprising a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled walls and a heated towel rail

Stairs rise to the **First Floor Landing**, where there is a skylight, useful eaves storage and doors opening into two further bedrooms:

Bedroom Three 3.66 x 3.35m (approx. 12'0 x 11'0)

A third double room having window to the front enjoying idyllic rural views and wardrobe space to the eaves

Bedroom Four 4.98 x 1.98m (approx. 16'4 x 6'6)

Having a window to the side and a door to the rear enjoying a pleasant outlook over mature trees to the rear

Shower Room

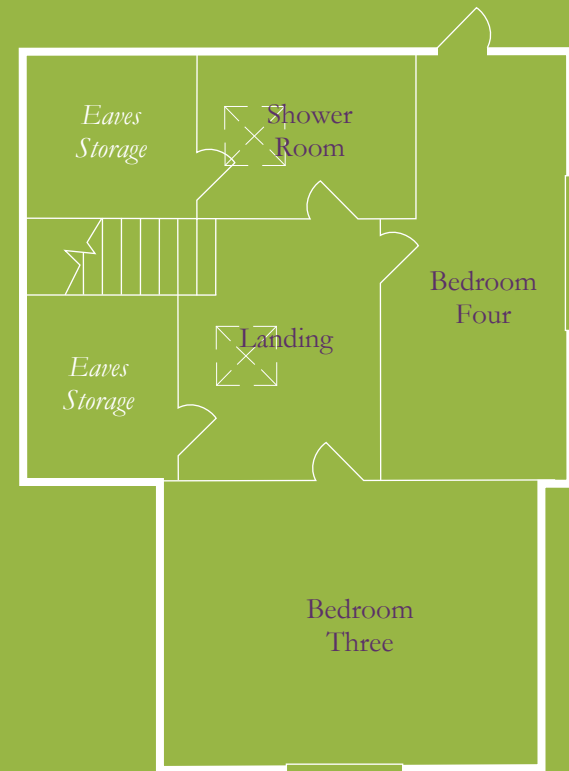
Comprising pedestal wash basin, WC and corner shower, with tiled splash backs, a skylight, eaves storage and a heated towel rail





Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Area: 2,540 ft²







Outside

Cherry Orchard is set back from the road beyond a generous frontage, having extensive parking and mature hedges providing privacy. There is gated access opening to the rear aspect, a paved pathway between a courtyard garden leads to the front aspect and there are pleasant open fields opposite the property

Stunning Gardens

Extending to a generous size, the rear garden has been beautifully designed to create plenty of space to enjoy in complete privacy. A paved terrace with pergola above provides a generous area for outdoor seating or alfresco dining, with lawns edged with flowerbeds stocked with a variety of shrubs, flowers and trees. A large **Shed/Workshop** is included in the sale being ideal for use as a home gym, and the property benefits from water, power and exterior lighting



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.