

27 Needwood Street, Burton on Trent, DE14 2EN

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Set within an established and secluded garden plot is this exquisite early Victorian residence, showcasing characterful a generously proportioned period interiors and three excellent double bedrooms, alongside outstanding potential to extend to the rear and into the expansive loft space. Being exceptionally well positioned for access to nearby amenities, Burton's market town centre and the local railway station, this elegant semi detached home resides in a delightfully peaceful location close to the nearby town hall, views towards which can be enjoyed from the rear. This handsome property has been maintained to a superb standard, with wood finish double glazed sash windows, a new boiler, modernised bathrooms and thoughtfully selected furnishings throughout, with period features such as impressive tall ceilings, original doors and woodwork and traditional sash windows adding, to the appeal of this individual character residence. This elegant period home presents a rare opportunity to acquire a property of impressive calibre in such a well connected location.

This handsome property boasts a rich history and a variety of notable owners, with a former landowner being the 1st Baron of Burton whose sculpture graces the nearby town hall. Interesting previous owners include the Marques of Anglesey and members of the Bass Family. A walled boundary and a cast iron gate opens to the foregardens, where a pathway leads to the garden and to the property's front door. The magnificent reception hall features tall ceilings and stairs rising to the first floor, with two generously proportioned reception rooms facing the front aspect. Set to the rear is a family living and dining kitchen, being a good sized space with excellent potential to extend without encroaching on the generous garden size, and there are a large pantry and a shower room also to the ground floor. A full height window to the landing enjoys idyllic views over the gardens from a terrace which also serves as a fire escape, and three excellent double bedrooms are serviced by the family bathroom. Within the landscaped gardens are pretty ornamental ponds, a covered pergola with lighting and a versatile studio/workshop/home office, with the gardens being bordered by character walls and enjoying privacy to all sides.



The property on a conservationally-protected street lined with similar period residences, enjoying a pleasantly quiet location within convenient reach of nearby amenities, commuter routes and the market town centre.

This thriving town centre is around a 15 minute walk away, being home to shopping centres, an array of pubs, cafes and restaurants, a cinema and numerous health and leisure facilities, include a Bannatyne's gym and the Branston Golf and Country Club. The property is also within walking distance of the Shobnall sports club and fields where there are a variety of sporting clubs are held throughout the year and peaceful rural walks can be enjoyed.

The property lies within catchment for the local Shobnall Primary School and secondary schools nearby include the 'Outstanding' rated John Taylor High in Barton under Needwood, the John Taylor Free School in Tatenhill and Paget High in Branston.

Well located for commuters, a train station which is also reachable within a few minutes walk offers regular intercity links to Derby and Birmingham, the property lies within a convenient distance of the A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham, East Midlands and Manchester are all within a convenient drive.

- **Victorian Semi Detached Home**
- **Generously Proportioned Interiors & a Wealth of Stunning Period Features**
- **Superb Extension/Loft Conversion Potential**
- **Traditional Reception Hallway**
- **Two Stunning Reception Rooms**
- **Family Dining & Living Kitchen**
- **Ground Floor Shower Room & Large Pantry**
- **Three Excellent Double Bedrooms**
- **Family Bathroom & First Floor Store/Study)**
- **Generous & Secluded Gardens**
- **Studio/Workshop within Garden**
- **Views towards Town Hall & Church Tower**
- **Choice of Local Schools including John Taylor Free School**
- **Walking Distance to Town Centre, Train Station & Amenities**
- **Well Placed for Commuter Routes**

Reception Hall 5.6 x 1.96m (approx. 18'4 x 6'5)
A stunning welcome to this period home, having impressive tall ceilings, stairs rising to the first floor and tiled flooring. Original panel doors open into:

Sitting Room 4.9 x 3.82m (approx. 16'1 x 12'6)
An elegant and beautifully presented reception room, having a full height bay window to the front aspect and a gas fireplace set to a Victorian marble mantle piece

Family Room 4.1 x 4.1m (approx. 13'5 x 13'5)
Another generously proportioned reception room being ideal as a separate dining room or second lounge, having a sash window to the front and an electric living flame fireplace with a carved surround

Open Plan Living & Dining Kitchen 8.24 x 3.67, 2.2m (approx. 27'0 x 12'0, 7'3)
Extending to the rear of the property, a **Family Room** offers a flexible living and dining room ideal to suit modern family life and entertaining, with a good sized **Kitchen** being fitted with a range of base and full height units. There is an inset sink with side drainer, and the kitchen has an integrated double oven and integrated induction hob, as well as spaces for a dishwasher, washing machine and below counter fridge. There are windows to the side aspect having fitted shutters, a door opens out to the terrace and gardens and the position of the open plan space presents ample opportunity to remodel and extends the kitchen as desired

Shower Room 2.86 x 2.1m (approx. 9'4 x 6'10)
Comprising a modern fitted wash basin, WC and double walk in shower, with tiled flooring, a period style heated towel rail and a window to the rear. An upper level cupboard also houses the wall mounted boiler which retains a further approximately five years on the guarantee

Pantry 2.4 x 2.0m (approx. 7'10 x 6'7)
A useful storage area having a door from the hallway, and presents potential for conversion into a utility room if required















The staircase rises to the first floor part galleried **Landing** where a full height window overlooks the garden, also opening out to a terrace leading down to a fire escape. Character doors open into:

Master Bedroom 6.6 x 3.68, 2.2m (approx. 21'8 x 12'0, 7'3)
A stunning principal bedroom having windows with shutters facing the side and rear aspect. The rear facing window enjoys an idyllic outlook over the garden, towards the clock tower of the town hall and over the nearby Church tower

Bedroom Two 4.1 x 4.1m (approx. 13'5 x 13'5)
another generous double room, having a sash window to the front

Bedroom Three 4.1 x 3.83m (approx. 13'5 x 12'6)
A third double bedroom having a stunning sash window to the front

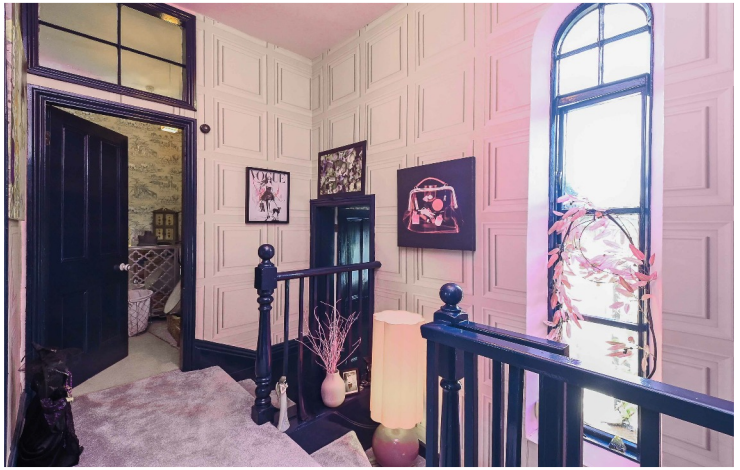
Family Bathroom 2.53 x 1.98m (approx. 8'3 x 6'6)
Fitted with a modernised suite having contemporary fitted wash basin, wall hung WC and feature freestanding bathtub, having a window to the rear and a cupboard housing storage and the hot water cylinder

Store 2.4 x 2.0m (approx. 7'10 x 6'7)
Accessed from the landing, this useful storage space offers potential for conversion into a study or walk in wardrobe, or alternatively provides an ideal space for a staircase to access a loft conversion. Subject to relevant permissions, there is also ample opportunity to extend to the rear aspect to create both additional living accommodation and bedrooms











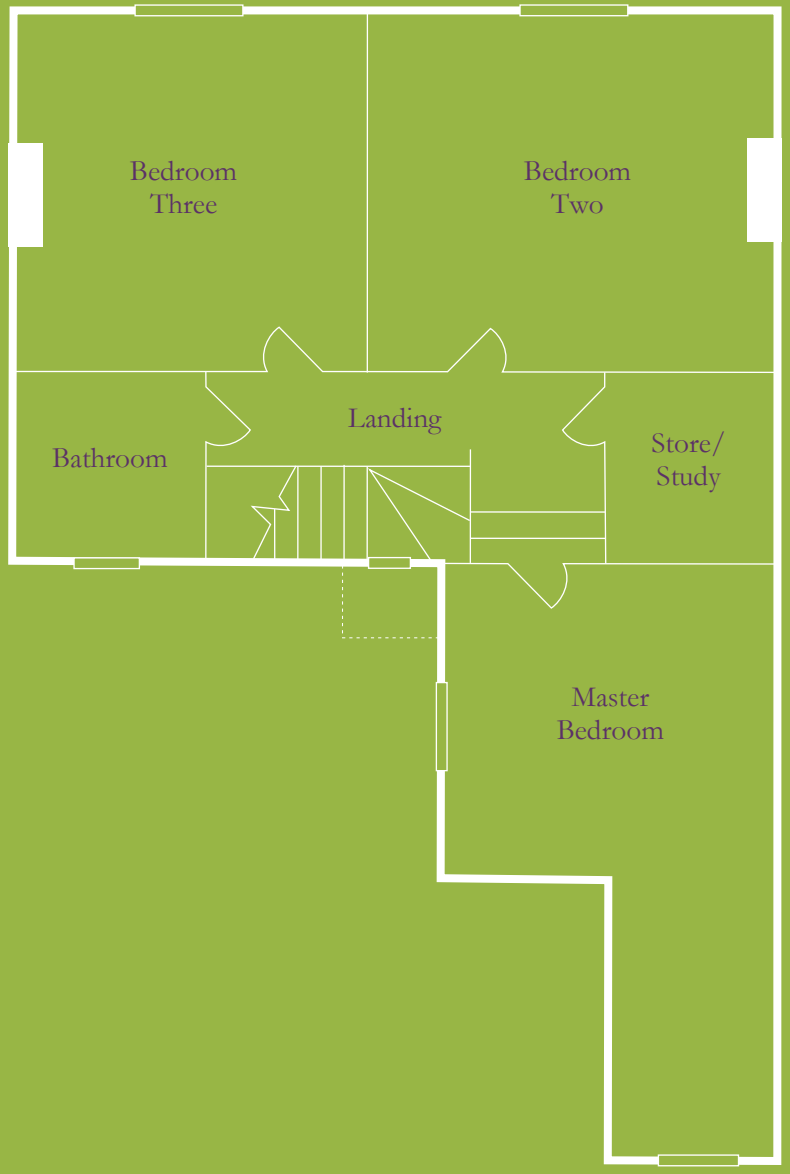






Floor Area: 1,614 ft²





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Outside

On Needwood Street, there is ample on road parking, with the owners of this property having priority use of a disabled bay directly outside. A walled boundary and a cast iron gate opens to the front, where there are mature gardens and a pathway leading to the front door. Gated access also opens to the rear aspect

Secluded Rear Gardens

Extending to a superb size, the garden enjoys a sunny south-easterly aspect as well as an excellent degree of privacy. Character brick walls border the garden which is laid to a paved terrace, lawns and borders stocked with a variety of shrubs and foliage, with a covered pergola offering a covered seating area and having a mature wisteria above. there is an exterior water point, lighting and power beneath the pergola, and a gate opens to the top of the garden where there is a raised pond, a further larger pond (koi carp as separate negotiation) with a charming bridge, and access into a versatile **Studio/Workshop,** being an ideal work-from home space

NB: The vendors will sell any fixtures, fittings and chattels in a separate agreement with the Buyer.





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