

Forest Road

Burton-on-Trent, DE13 9TP

John German





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Guide Price £565,000

Situated on the ever-popular Forest Road in Burton-on-Trent, this impressive detached Victorian home offers a rare blend of period elegance, generous proportions and modern family practicality complemented by a large rear garden.



Ideally located within easy reach of Burton town centre, well-regarded schools, local amenities, parks and leisure facilities, the property also benefits from excellent transport links including the A38, A50 and Burton railway station - perfect for commuters.

Set behind traditional gates, the home is approached via a substantial L-shaped driveway providing ample off-road parking. A gentle rise leads to the front entrance, where an inviting hallway immediately showcases the property's heritage, complete with beautifully preserved original Minton tiled flooring, high ceilings and an elegant staircase.

The ground floor boasts three versatile reception rooms. Two substantial bay-fronted rooms sit to the front, flooded with natural light through sash windows and offering wonderful ceiling height, with one enhanced by a feature fireplace. These adaptable spaces are ideal as formal living rooms, dining rooms, home offices or even a ground floor bedroom for multi-generational living. To the rear, a cosy third reception room with log burner provides a warm and intimate retreat, with the added benefit of a useful adjoining store.

Undoubtedly the heart of the home is the stunning kitchen diner spanning the full width of the property. The shaker-style kitchen, finished in heritage tones, features ample wall and base units, generous work surfaces and a traditional range cooker set within a tiled recess. Striking chequered Victorian-style flooring complements the character of the home.

Flowing effortlessly from the kitchen is a magnificent glazed sunroom with pitched glass roof, flooding the space with natural light and offering uninterrupted views across the garden. With ample room for family dining and relaxed seating, and underfloor heating within the extended section, this is a superb year-round entertaining space. A separate utility room and downstairs WC complete the ground floor.

To the first floor are four well-proportioned bedrooms. Two generous doubles sit to the front, one benefitting from an original fireplace and en-suite shower room, while the other offers fitted wardrobes and dual aspect windows. A further spacious double bedroom to the rear also enjoys its own en-suite. The fourth bedroom, currently used flexibly, retains period charm and fitted storage. A stylish family bathroom featuring a bath and separate shower serves the remaining accommodation.

Externally, the property continues to impress with an extensive rear garden. An initial patio area provides the perfect setting for al fresco dining, stepping up to a substantial lawn with additional seating areas, greenhouse and large shed. There is also practical space ideal for log storage or a vegetable patch.

This distinguished Victorian residence offers space, versatility and timeless character in one of Burton-on-Trent's most desirable residential settings - a truly special family home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27022026

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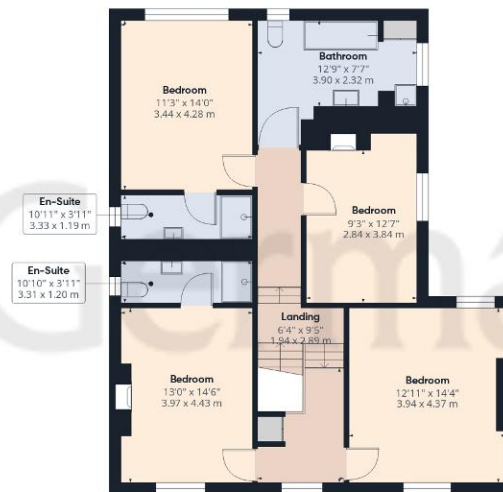


Ground Floor

Approximate total area⁽¹⁾

2102 ft²

195.4 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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