





Situated within the highly regarded village of Anslow, this substantial five-bedroom detached dormer bungalow on Bushton Lane occupies a desirable position enjoying far-reaching countryside views to the front elevation. Having been finished to a high standard throughout, the property offers an extensive and versatile layout, generous parking, a detached garage and beautifully maintained gardens, and is within the John Taylor catchment.



## Accommodation

The accommodation leads through a front entrance door into a central reception hallway with doors leading off to the principal ground floor accommodation. Positioned to the rear elevation is an impressive open-plan kitchen diner, fitted with a range of high-gloss units, integrated appliances, a central island with hob and extensive preparation surfaces. The space offers ample room for both dining and seating and opens directly through into a superb garden room with panoramic glazing and double doors leading out onto the rear garden. Adjacent to the kitchen is a useful utility room, with a separate hallway providing access to the boot room and garage.

Located to the front elevation is a generous living room with dual aspect windows, a log-burning stove and ample space for sofas and freestanding furniture. The ground floor further offers three well-proportioned bedrooms, including a principal bedroom benefitting from fitted mirrored wardrobes and an en-suite bathroom with freestanding bath, twin wash hand basins and low-level WC. A further contemporary shower room serves the remaining ground floor accommodation and incorporates a fitted sauna, walk-in shower, wash hand basin and low-level WC.

To the first floor, the landing leads to a further double bedroom, a shower room and an extensive dressing room/games room, which in turn leads through to an additional bedroom. This creates a highly versatile first floor layout, offering excellent space for family living, hobbies or home working.



Externally, the property is set back behind a large block-paved driveway providing extensive parking and access to the garage. The front elevation enjoys attractive open views across the surrounding countryside. The rear garden has been landscaped and is mainly laid to lawn, with a range of seating and entertaining areas including a raised decked seating terrace, paved pathways and well-maintained borders.

Bushton Lane is regarded as one of the more desirable positions within Anslow, enjoying an attractive village

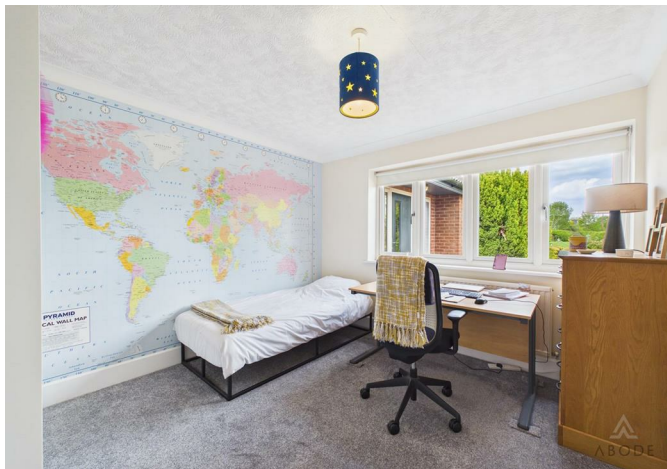






setting whilst remaining conveniently positioned for access to Burton-on-Trent, Tutbury and the surrounding Staffordshire countryside. The village itself offers a well-regarded primary school, public house and countryside walks, whilst further amenities, shopping facilities and transport links can be found within the nearby surrounding villages and Burton town centre.















Floor 0

Approximate total area<sup>m</sup>

304.2 m<sup>2</sup>

3275 ft<sup>2</sup>

Reduced headroom

23.4 m<sup>2</sup>

252 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

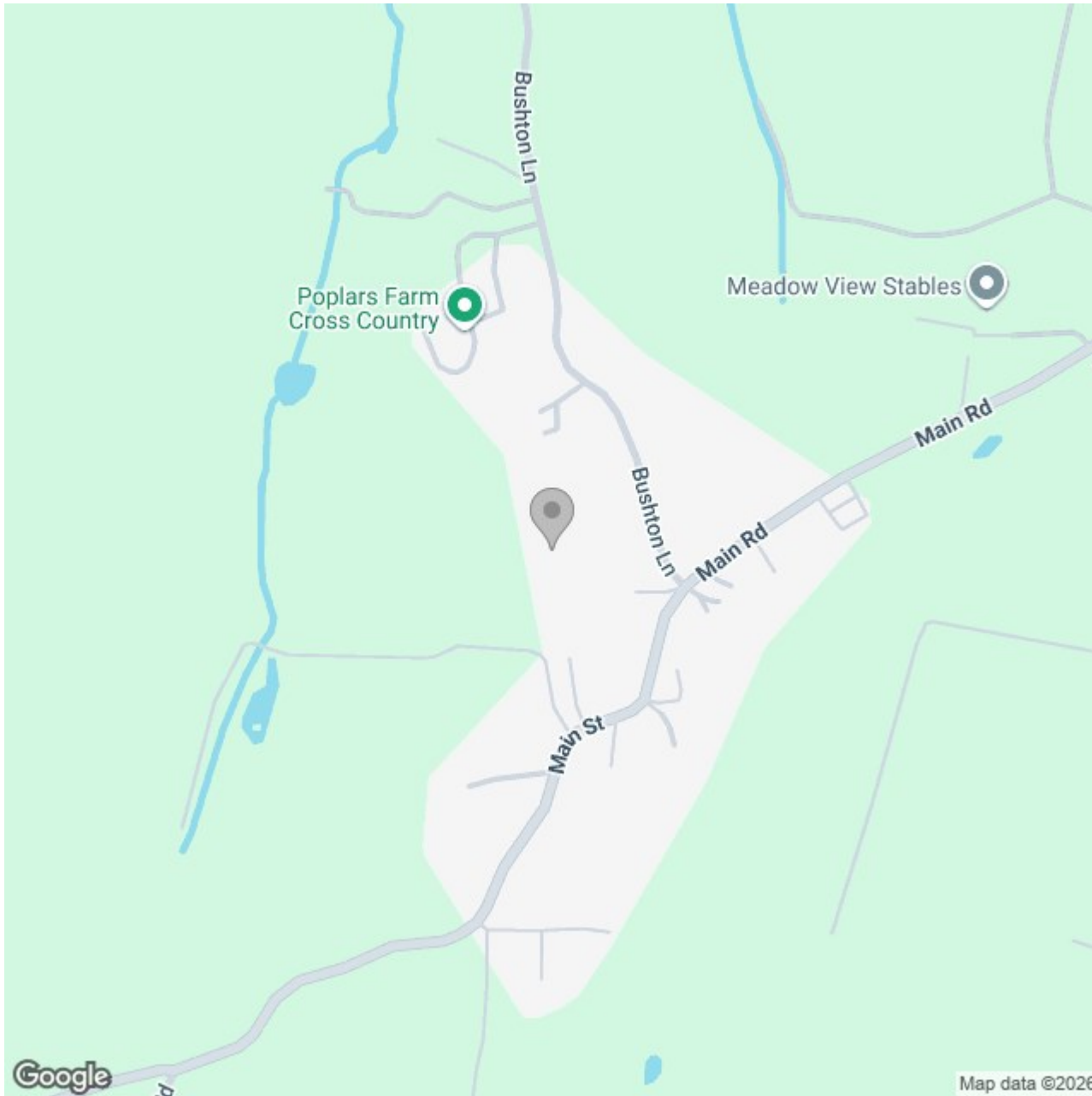
----- Below 1.5 m/5 ft

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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	