





Detached Victorian Residence ** Four Double Bedrooms ** Wealth of Original Character ** Double Garage **
A truly exceptional detached Victorian residence, beautifully blending period grandeur with stylish contemporary living. Occupying a generous plot on the outskirts of Burton-on-Trent, this impressive family home showcases an abundance of original features, elegant proportions and versatile accommodation arranged across three floors.



Accommodation

A welcoming entrance hallway immediately sets the tone for the home, featuring tiled flooring, impressive ceiling heights and a grand staircase rising to the first-floor accommodation.

The principal living room is positioned to the rear of the property and enjoys views across the garden through patio doors. Finished with herringbone flooring and centred around a traditional fireplace incorporating a log-burning stove, this is a superb family living space.

To the front elevation, the second reception room offers a more formal setting with a beautiful bay window and an additional feature fireplace with log burner, making it an ideal sitting room or snug.

The dining room provides the perfect space for entertaining and flows naturally into the fitted kitchen. Thoughtfully designed to complement the character of the property, the kitchen offers an excellent range of cabinetry, integrated appliances, generous work surfaces and a peninsula breakfast bar. A separate utility room provides further storage and laundry facilities, whilst a guest cloakroom completes the ground floor accommodation.

The first floor offers three generous double bedrooms, each retaining the charm and proportions expected from a home of this era. The family bathroom is beautifully appointed with a freestanding bath, separate shower enclosure and quality fittings, whilst a separate WC provides additional practicality.



Occupying the second floor is a superb fourth double bedroom, offering flexible accommodation ideal as a principal suite, guest bedroom, home office or hobbies room.

Outside

The property is approached via a gravelled driveway set behind mature planting and attractive walled boundaries, creating an impressive first impression.







To the rear, the beautifully established garden provides a private and peaceful setting, featuring a generous patio seating area, extensive lawn and an array of mature trees, shrubs and planting. A shared access leads to the detached double garage, together with additional off-road parking accessed from the adjoining side road, further enhances the practicality of this outstanding family home.

Location

Perfectly positioned on the outskirts of Burton-on-Trent, the property offers excellent access to the town centre together with nearby Ashby-de-la-Zouch. Excellent transport links include the A38 and M42, providing straightforward access to Derby, Nottingham, Leicester and Birmingham, whilst Burton-on-Trent railway station offers regular services to regional and national destinations. Birmingham Airport and East Midlands Airport are also within comfortable travelling distance.















Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

186.1 m²

2002 ft²

Reduced headroom

2.8 m²

30 ft²

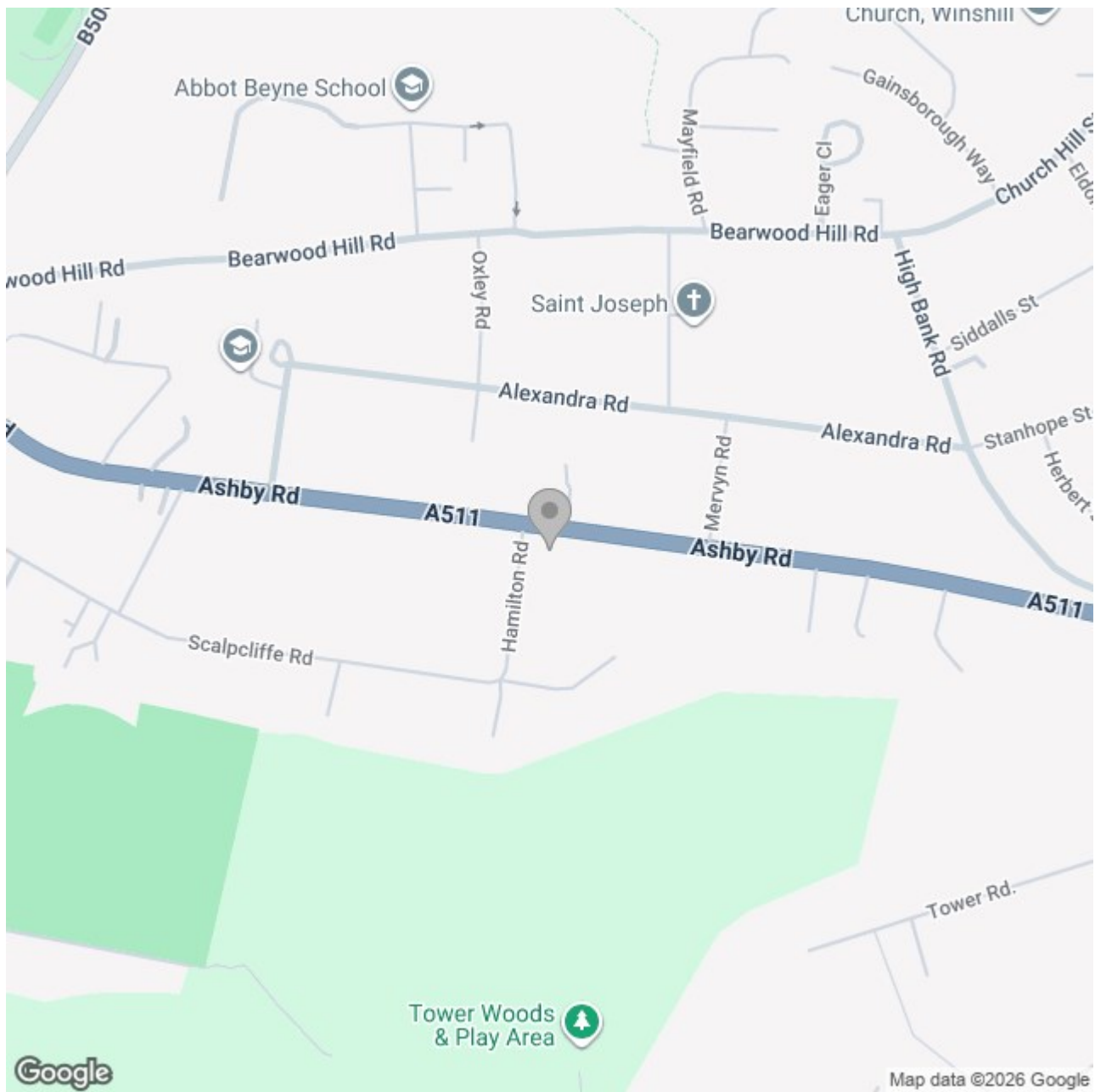
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC