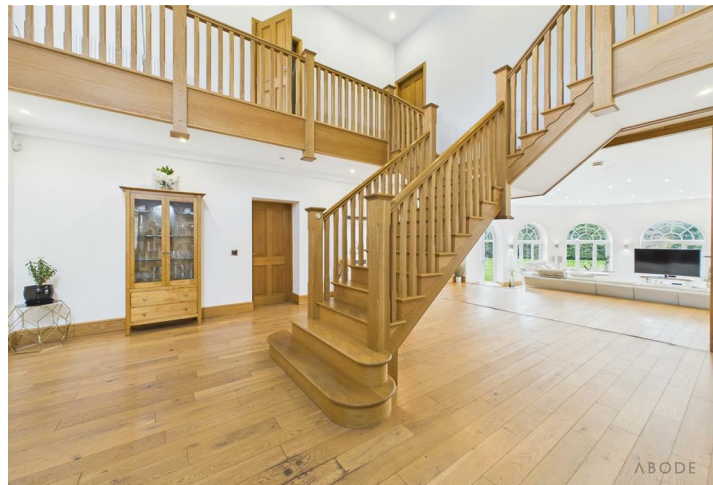






Set behind private electric, this impressive detached family home occupies a substantial plot and offers generous and versatile accommodation throughout. Approached via a sweeping driveway providing extensive off-street parking, the property combines spacious living areas, beautiful landscaped gardens and flexible accommodation ideally suited to modern family life. The home provides multiple reception rooms, a large open-plan kitchen and living space, six well-proportioned bedrooms including a principal suite with balcony, and a range of additional rooms including a home office, gym and utility spaces.



Accommodation

Ground Floor

The accommodation begins with a striking entrance lobby featuring a vaulted ceiling and an impressive central staircase, creating a bright and welcoming first impression. Bi-folding internal doors from the lobby lead into a distinctive half-turret shaped lounge, a light-filled room with multiple aspects providing an excellent space for relaxing or entertaining.

To one side of the lobby is a practical wing of the home incorporating a guest cloakroom, laundry room and an exercise suite with underfloor heating, which could equally serve as a playroom, studio or additional reception room depending on a buyer's requirements.

The opposite side of the property leads into the main hub of the home — an expansive open-plan kitchen, dining and living area designed for modern family living. The kitchen is fitted with a range of units and integrated appliances, while the open layout allows for both everyday use and larger gatherings. Beyond this space a further inner lobby provides access to a formal dining room and an additional reception room, along with a secondary staircase connecting to the first floor, adding further flexibility to the layout.

First Floor

The first floor provides six well-proportioned double bedrooms arranged around a spacious landing. The principal bedroom suite includes a dressing area, a contemporary en-suite bathroom and access to a private balcony overlooking the gardens.

Five further bedrooms are served by two well-appointed family bathrooms/shower rooms. This floor also benefits from a study and an additional balcony to the front of the property, offering further flexible space for those working from home.

Outside

The property sits within beautifully maintained grounds with gardens predominantly laid to lawn with mature trees and established planting creating a private and peaceful setting.

The sweeping driveway provides extensive off-street parking and leads to the front of the home, while the gardens offer a variety of spaces ideal for entertaining, family use or simply enjoying the surroundings.

Location



The property enjoys a highly convenient position with excellent access to nearby towns and transport links. Burton-on-Trent offers a wide range of everyday amenities including supermarkets, restaurants, leisure facilities and riverside walks along the River Trent. The historic market town of Ashby-de-la-Zouch is also within easy reach and provides a further selection of independent shops, cafés and amenities.

The area is particularly well regarded for schooling, with a range of highly respected options nearby including Repton School and its preparatory schools. For commuters, the A38 and A50 provide straightforward access to Derby, Lichfield, Birmingham and the wider motorway network.



















Floor 0

Approximate total area⁽¹⁾

537.4 m²

5785 ft²

Balconies and terraces

6 m²

65 ft²

Reduced headroom

1.5 m²

16 ft²



Floor 1

(1) Excluding balconies and terraces

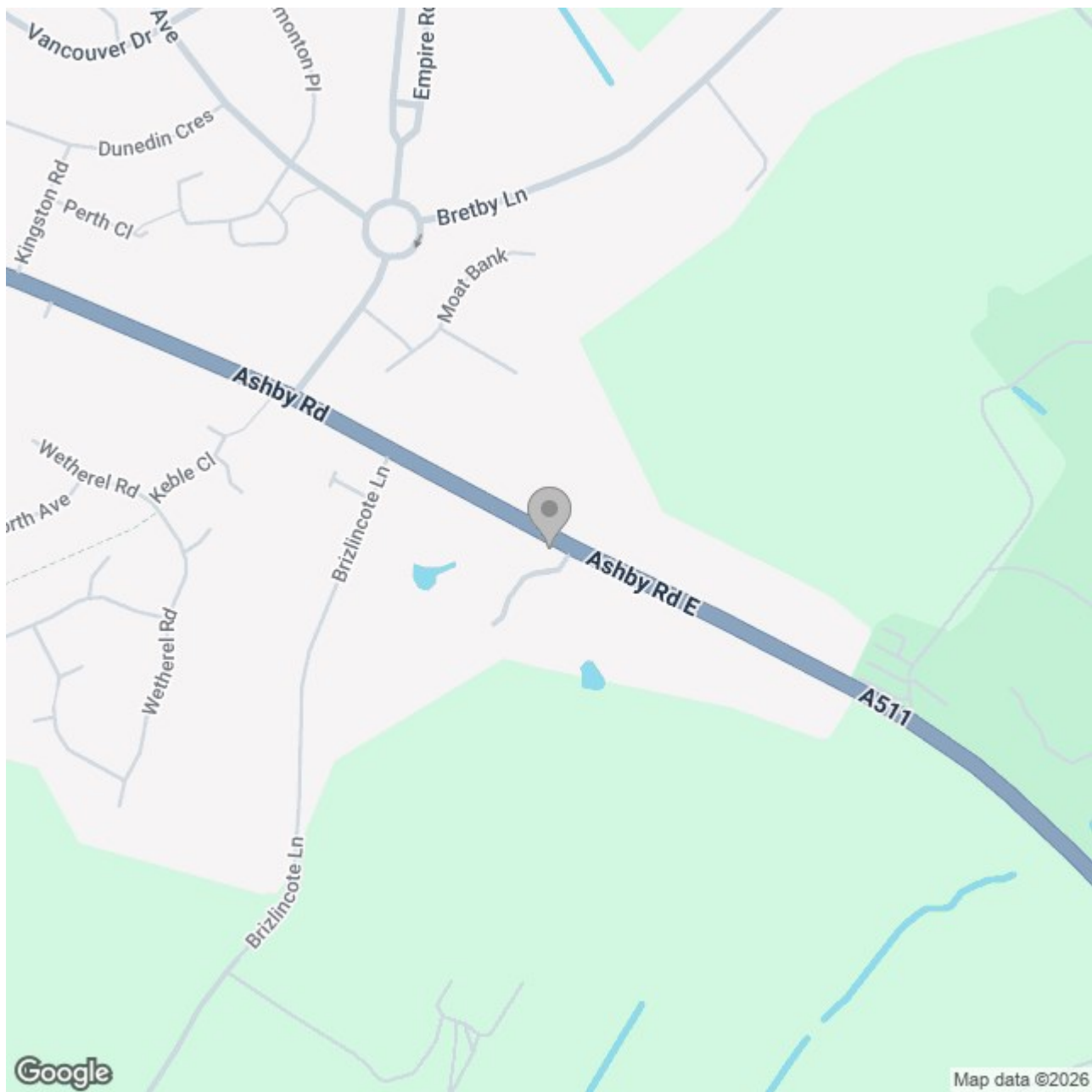
Reduced headroom

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.

GIRAFFE 360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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