



Ashby Road, Burton-On-Trent, DE15 0NU

Offers In The Region Of £200,000

Occupying an excellent yet deceptive plot on the popular Ashby Road, one of Burton's premier addresses, you can really enjoy the unique combination and convenience of being so close to town, whilst having the countryside a stonethrow away. The property has undergone a significant modernisation and improvement program by the current owners, with great care and attention to detail, now providing a wonderful beautifully presented three bedroom family home with a stylish high specification interior and available to the market with no upward chain.

Situated on Ashby Road, on the fringe of Burton town centre you can enjoy the convenience and accessibility of the location, with a short car journey into town or catching the many regular buses that pass by. Burton offers everything for the family with good schools of all grades, many recreational amenities, excellent shops and restaurants, whilst lying in the heart of the midlands, the motorway and road links are excellent with great commuter links to Birmingham, Tamworth, Derby and the popular market town of Ashby de la Zouch.

Enjoying a zoned central heating system with thermostats in all rooms, superbly fitted kitchen diner, luxury bathroom and conservatory, whilst outside the property has had a large driveway installed providing ample off road parking for up to four cars, all complemented by a superb rear garden with a rill water feature offering seating, brick built garden store with power and light.

APPROACH



LOUNGE

4.31 x 3.41 (14'1" x 11'2")



ENTRANCE HALL

2.42 x 2.38 (7'11" x 7'9")



Having an understairs storage cupboard, gas central heating radiator, staircase rising to first floor, UPVC triple glazed window overlooking the front elevation. Doorway giving access to the lounge.

FULLY FITTED KITCHEN

3.21 x 3.17 (10'6" x 10'4")



Having a range of high gloss wall and base units with complementary working surfaces, integrated Siemens double oven, Siemens ceramic electric hob, extractor hood, stainless steel sink and draining unit, cupboard containing modern gas fired central heating boiler, integrated dishwasher, fridge freezer, UPVC triple glazed window to the rear elevation.

DINING ROOM

2.96 x 2.49 (9'8" x 8'2")



Having bi-fold doors giving access into the superb conservatory, machined oak flooring, opening giving access to the fitted kitchen, gas central heating radiator.

CONSERVATORY

2.96 x 2.81 (9'8" x 9'2")



Constructed of UPVC double glazed units and benefiting from a traditional roof with inset spotlights, tiles to the floor, french doors giving access to the landscaped rear garden.

LANDING

Having useful full height storage cupboard housing the water cylinder, access to loft, underfloor heating and carpet to the floor.

MASTER BEDROOM

4.31 x 3.25 (14'1" x 10'7")



Having UPVC triple glazed window to front elevation, one double central heating radiator, fitted wardrobe and carpet to the floor.

BEDROOM TWO

4.36 x 2.50 (14'3" x 8'2")



Having UPVC triple glazed window to rear elevation, one central heating radiator and useful fitted wardrobe, gas central heating radiator and carpet to the floor.

BEDROOM THREE

3.27 x 1.99 (10'8" x 6'6")



Having a UPVC triple glazed window to the front elevation, fitted cupboard, gas central heating radiator and carpet to the floor.

LUXURY BATHROOM



Having modern white four piece suite comprising a family bath with shower attachment over, pedestal wash hand basin, low level twin flush wc, walk in shower enclosure, mood lighting, heated ladder towel radiator, under floor heating, obscure UPVC triple glazed window to rear elevation.

REAR GARDEN



Having a superb landscaped rear garden, paved with Indian slate, steps leading to raised seating area with inset rill water feature around the perimeter, fitted artificial grass ideal for socialising. Further seating areas to the top of the garden, borders filled with shrubs for ease of maintenance.

REAR GARDEN

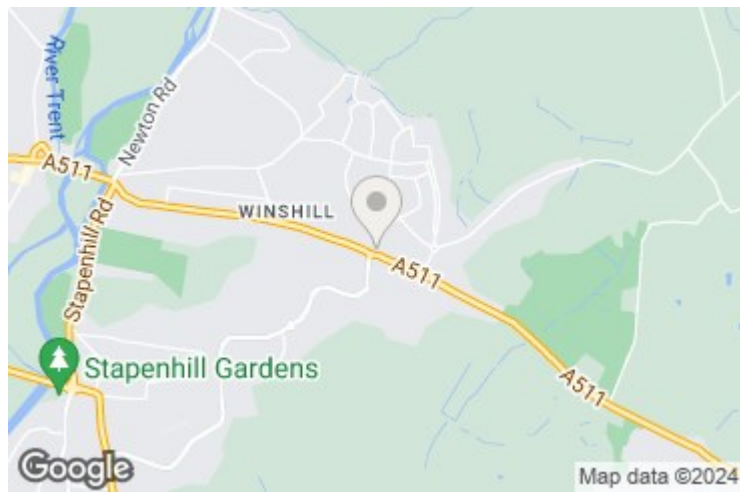


REAR GARDEN



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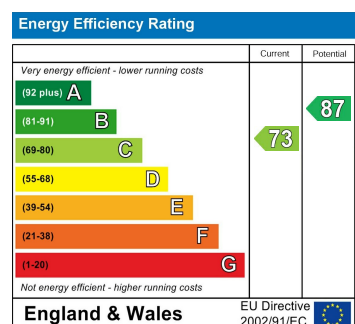


Council Tax Band A Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.



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