



Forest Road, Burton-On-Trent, DE13 9TN

Nicholas
Humphreys

£415,000

**** Stunning Rural Rear Aspect ** Property Video To View ** 3 Double Bedrooms ** Versatile Accommodation**

Enjoying a stunning rural backdrop and backing directly onto open fields, this charming detached family home offers versatile accommodation in a highly sought-after residential location.

The property features three double bedrooms, with the flexibility of a ground floor master bedroom and bathroom, spacious lounge opening into a formal dining room, modern fitted kitchen with appliances, utility room and a delightful conservatory overlooking the beautifully established rear garden. The first floor has two further double bedrooms and fitted shower room.

Outside, an extensive in-and-out driveway provides ample off-road parking and leads to an integral garage, whilst the exceptional rear garden incorporates a picturesque brook, bridge and additional lawn backing onto open countryside. Benefiting from solar panels and versatile living accommodation, this unique home must be viewed to be fully appreciated.



The Accommodation

A charming detached family residence occupying a sought-after residential location, enjoying a stunning rural outlook to the rear across open fields. Offering versatile and well-proportioned accommodation, this delightful home is perfectly suited to the growing family and benefits from beautifully established gardens, an extensive driveway and a peaceful setting that must be viewed to be fully appreciated.

The accommodation is entered via a secure uPVC double-glazed front entrance door leading into an enclosed entrance porch, providing an ideal space for coats and shoes, with surrounding uPVC double-glazed windows and a further glazed door opening into the welcoming reception hallway. The spacious hallway is finished with laminate flooring and benefits from a single radiator, a useful built-in coats cupboard and an airing cupboard housing the hot water immersion heater, with internal doors leading to the principal living accommodation.

Positioned to the rear of the property, the spacious lounge is a particular highlight, enjoying delightful open views across the rear garden and surrounding countryside. Finished with laminate flooring and a double radiator, the room opens through double sliding doors into the formal dining room, creating an ideal space for both family living and entertaining. The dining room enjoys a front-facing aspect, is finished with laminate flooring, includes a radiator and features the staircase rising to the first-floor accommodation.

The modern fitted kitchen is comprehensively appointed with an excellent range of fitted base cupboards and matching eye-level wall units, complemented by ceramic tiled splashbacks and generous preparation work surfaces. Integrated appliances include a stainless steel double oven, five-ring gas hob with chimney-style extractor hood above, together with a built-in fridge and freezer and a concealed gas central heating boiler. There is additional plumbing and appliance space for a dishwasher, a radiator, a uPVC double-glazed window overlooking the attractive rear garden and a glazed door leading into the adjoining utility room.

The utility room provides further preparation work surfaces with plumbing and appliance space for a washing machine and tumble dryer, together with a useful built-in storage cupboard. Open access leads through to the conservatory, a wonderful addition to the home, enjoying panoramic views across the established rear garden and open countryside beyond through uPVC double-glazed windows beneath a high-pitched polycarbonate roof.

Concluding the ground floor accommodation is the generous master bedroom, positioned to the rear of the property, the room benefits from a comprehensive range of built-in wardrobes and a single radiator. The ground floor bathroom is fitted with a four-piece bathroom suite comprising a bath with mixer shower attachment, hand wash basin, bidet and WC, complemented by tiled walls, laminate flooring, an upright chrome heated towel radiator and an illuminated LED wall mirror.

The first-floor landing provides access to a useful loft storage area and leads to two further generously proportioned double bedrooms. The second bedroom enjoys elevated views across the rear garden and surrounding fields and benefits from a walk-in storage cupboard housing the water tanks, a built-in cabin-style single bed and an electric heater. The third double bedroom overlooks the front elevation and features built-in double wardrobes together with an electric heater. Serving the first-floor bedrooms is a fitted shower room comprising a low-level WC, hand wash basin and enclosed shower cubicle with complementary wall tiling, electric towel heater and illuminated shaver point.

The property further benefits from solar panels positioned within the garden, helping to supplement the home's energy usage. Gas central heating serves the ground floor accommodation, whilst the first floor benefits from electric heating.

Outside, the property is set well back from the road behind an impressive in-and-out block-paved driveway, providing extensive off-road parking for numerous vehicles and leading to the integral single garage with power and lighting.

The outstanding feature of this delightful home is undoubtedly the rear garden. Beautifully established and enjoying a truly tranquil setting, the garden offers paved seating areas, mature planting and steps leading down to a picturesque brook. A bridge crosses the brook to an additional lawned garden beyond, backing directly onto open fields and enjoying uninterrupted rural views. This exceptional outdoor space provides a unique setting rarely available and completes this impressive family home.

Viewing is essential to fully appreciate the location, gardens and versatile accommodation on offer. Strictly by appointment only.

Enclosed Porch

13'0 x 4'0

Reception Hallway

Lounge

17'5 x 10'11

Dining Room

13'2 x 10'11

Kitchen

13'11 x 8'11

Utility

12'3 x 4'4

Conservatory

12'10 x 9'1

Bedroom One

13'1 max into wardrobes x 12'5 max

Bathroom

7'11 x 7'5

First Floor

Bedroom Two

11'11 min x 10'4 min + recess

Bedroom Three

13'0 x 9'7 to wardrobes

Shower Room

Integral Garage

17'3 x 8'7

Awaiting EPC Inspection
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas & Electric on First Floor
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



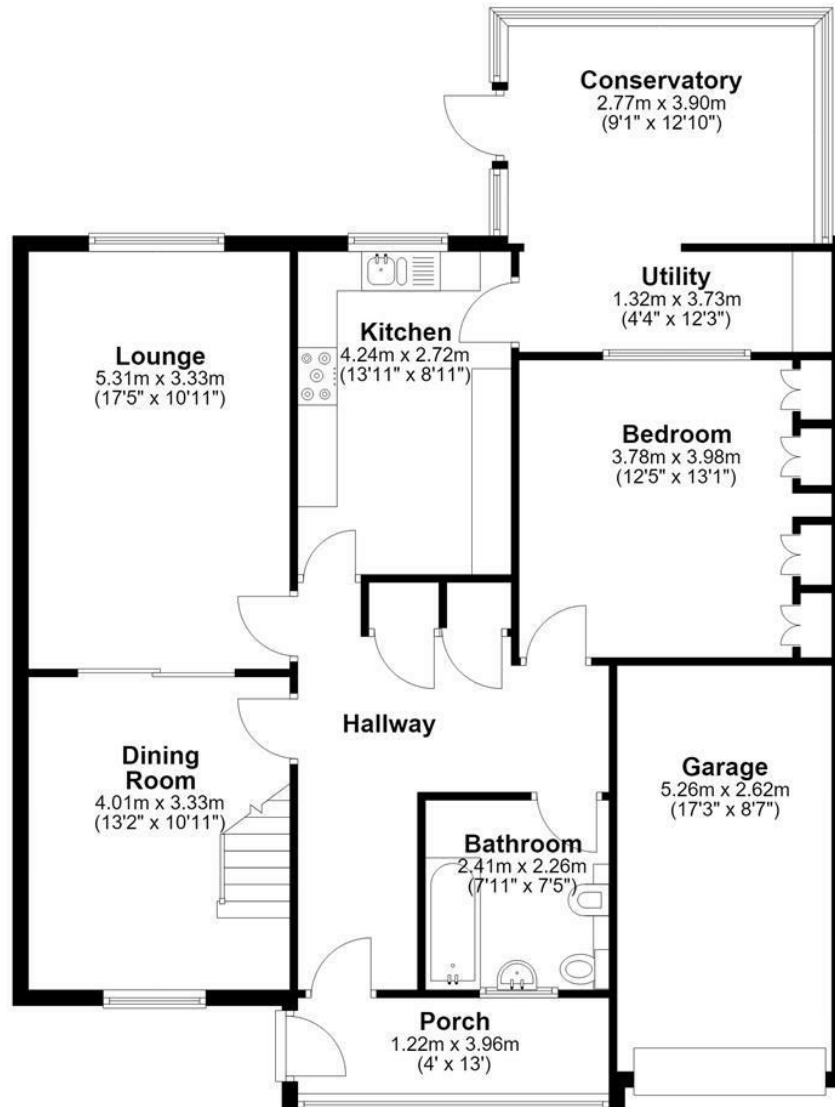




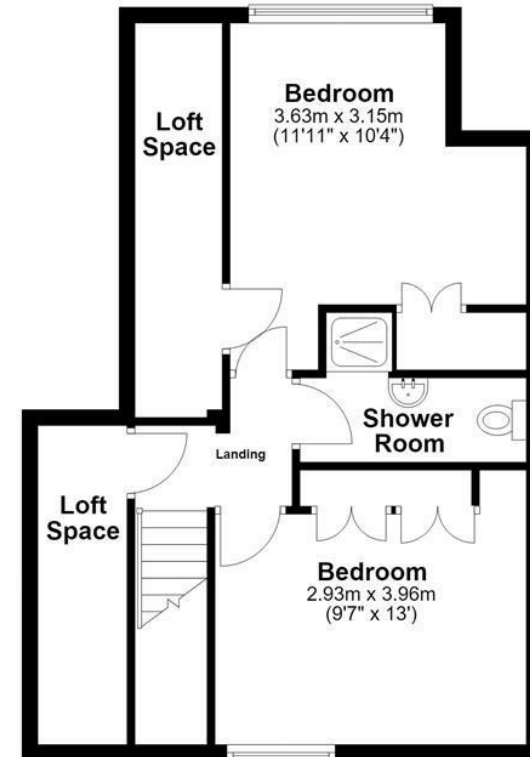




Ground Floor

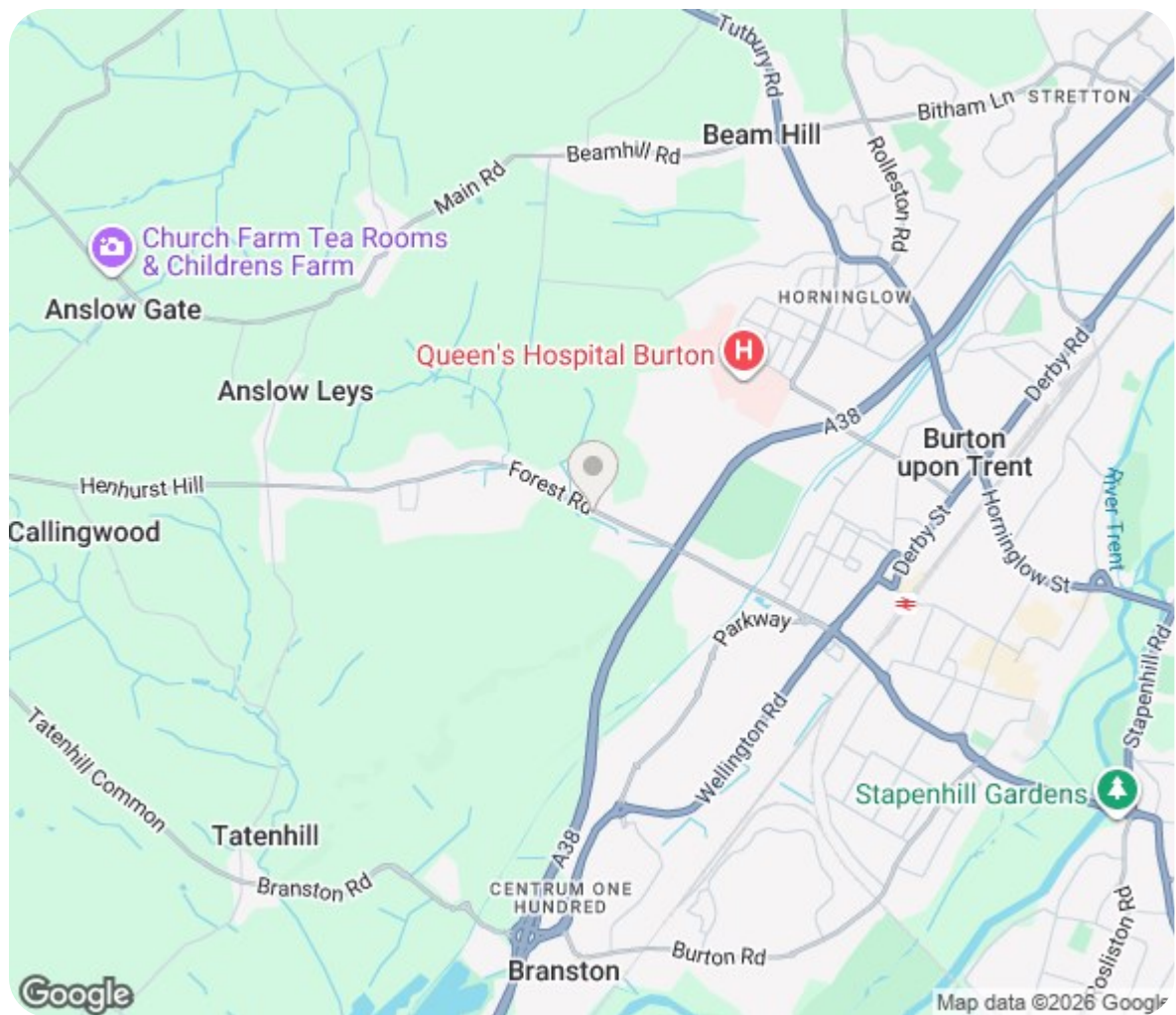


First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band C Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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