



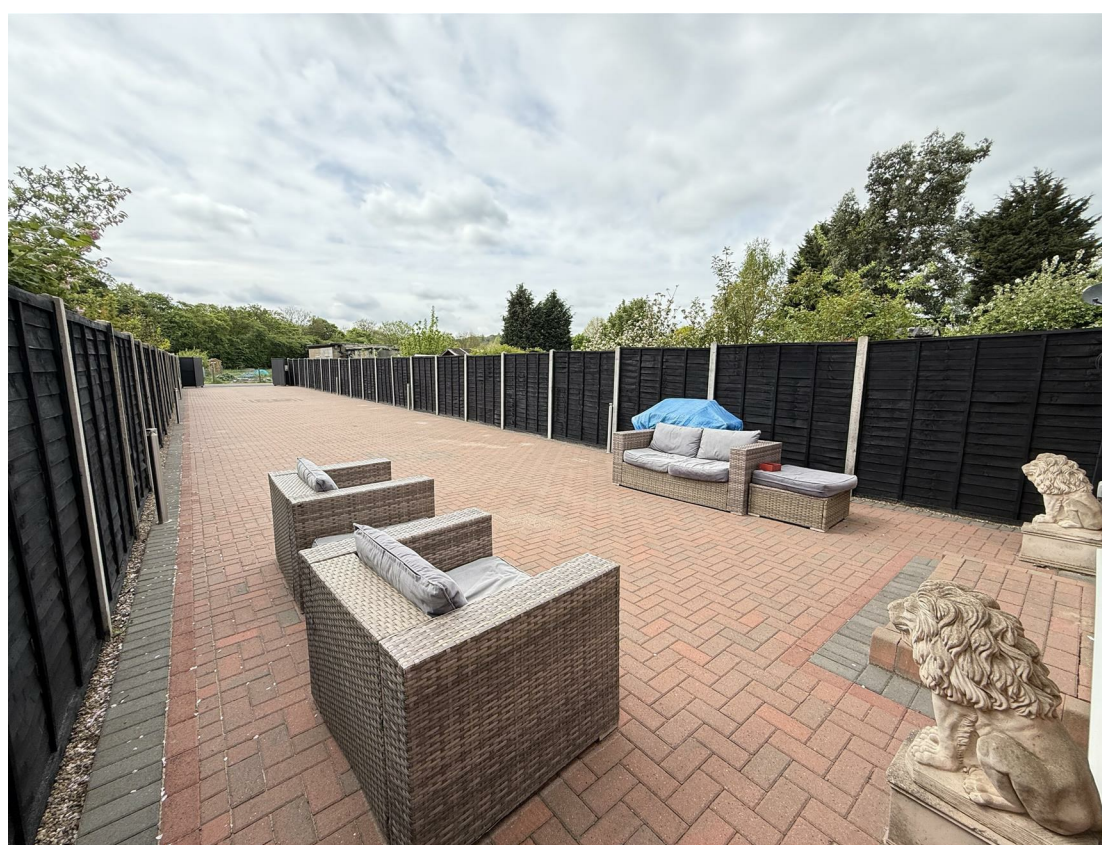
Belvedere Road,, Burton-On-Trent, DE13 0RG

Nicholas
Humphreys

£300,000

This extensively exclusive refurbished Victorian end-terrace on Belvedere Road, combines period charm with contemporary living, ideal for families seeking space and flexibility. The home features a welcoming hallway with original arch detail, leading to three reception rooms, including a spacious open-plan extended dining kitchen fitted with sleek grey gloss units, granite worktops, integrated appliances, and a central island. A modern ground-floor shower room completes the impressive ground floor accommodation.

The first and second floors offer five bedrooms across the two floors, including a generous master bedroom and a converted attic room, plus a stylish four-piece family bathroom. Outside, the property benefits from a block-paved forecourt garden area, extensive low-maintenance rear garden, and secure off-road parking via electric double gates. Fully double glazed and gas centrally heated, this beautifully presented home is ready to move into and perfect for modern family life.



The Accommodation

This beautifully refurbished Victorian end-terrace on Belvedere Road, Burton-on-Trent, presents an exceptional opportunity for families seeking spacious and versatile living, blending traditional charm with modern convenience. Set behind a neat block-paved forecourt garden, the home enjoys the added benefits of a generous rear garden and off-road parking via electric double gates.

The internal accommodation opens with a secure composite door into an entrance porch, leading into the welcoming stylish reception hallway where original character features such as an ornate ceiling arch complement contemporary tile flooring and useful built-in below stairs storage cupboards. Internal oak doors flow through to a front lounge with a walk-in bay window, new fitted carpet, and calming neutral décor. The formal sitting room is open plan with the lounge and offers a quiet retreat alongside, with the option to portion off the area to create a further separate reception room.

But before considering that option, there is a further rear all-day sitting room which provides a perfect informal space with side aspect windows allowing natural light to pour in, with feature contemporary wall décor and door to the kitchen diner.

The real heart of this home is the striking open-plan dining kitchen, extended to create a stunning and functional space, ideal for entertaining and family life. Fitted with sleek grey gloss units, granite worktops and a central island breakfast bar, the kitchen also boasts integrated appliances including twin ovens, two microwave combination ovens, dishwasher, washing machine, and freezer. A 6-ring gas hob sits within the island beneath a concealed extractor fan alongside stylish drop lighting. Ceramic tile flooring continues throughout the open plan area with inset spotlights above, American size fridge space and patio doors open directly onto the private rear garden. The dining area of the room has ample space for a formal dining table and chairs with a second UPVC door to the rear garden.

Completing the ground floor is a modern shower room with walk-in double shower, low-level WC and hand-wash basin, all finished with contemporary tiling. To the first floor a generous master bedroom with dual windows and ample space for furniture, alongside two further double bedrooms towards the rear aspect of the home, and a fifth versatile room, ideal as a nursery, office, or small bedroom, all tastefully decorated with neutral décor. A beautifully appointed family bathroom includes a four-piece bathroom suite with WC, panel corner bath with an electric shower above, corner shower enclosure with thermostatic shower within, pedestal wash basin, and LED-lit mirror, finished with a heated towel rail, contemporary floor and wall tile and window to the side aspect.

The second floor accessed from the first floor landing was recently converted, providing a spacious additional double bedroom with skylight windows and spotlights, ideal for older children or guests.

Externally, the low-maintenance rear garden has been fully block paved for ease of upkeep and features private fencing and entertaining space, with the added benefit of rear vehicle access and parking through double electric gates. The property is fully UPVC double glazed and enjoys efficient gas central heating via a modern combination boiler. Finished to a high standard throughout, this exceptional home offers flexible accommodation for the growing family, all within a convenient and well-connected location.

Entrance Porch & Reception Hallway

Lounge

3.81m x 3.71m (12'6 x 12'2)

Formal Sitting Room

4.37m x 3.18m (14'4 x 10'5)
(currently open plan with the Lounge)

Informal Sitting Room

5.79m x 3.25m (19'0 x 10'8)

Extended Kitchen Diner

10.06m x 4.70m max (33'0 x 15'5 max)

Ground Floor Shower Room

3.05m x 1.37m (10'0 x 4'6)

First Floor

Front Bedroom

3.71m x 3.66m (12'2 x 12'0)

Bedroom Two

4.22m x 3.23m (13'10 x 10'7)

Bedroom Three

3.35m x 3.30m (11'0 x 10'10)

Home Office / Bedroom

3.68m x 1.32m (12'1 x 4'4)

Family Bathroom

2.31m x 2.18m (7'7 x 7'2)

Second Floor

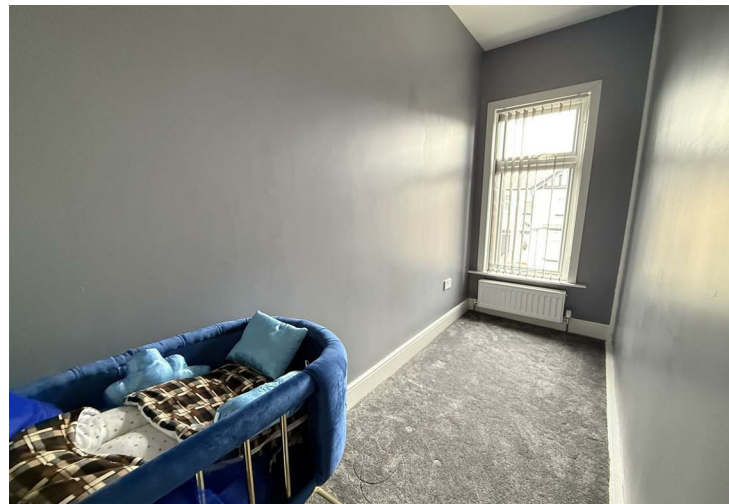
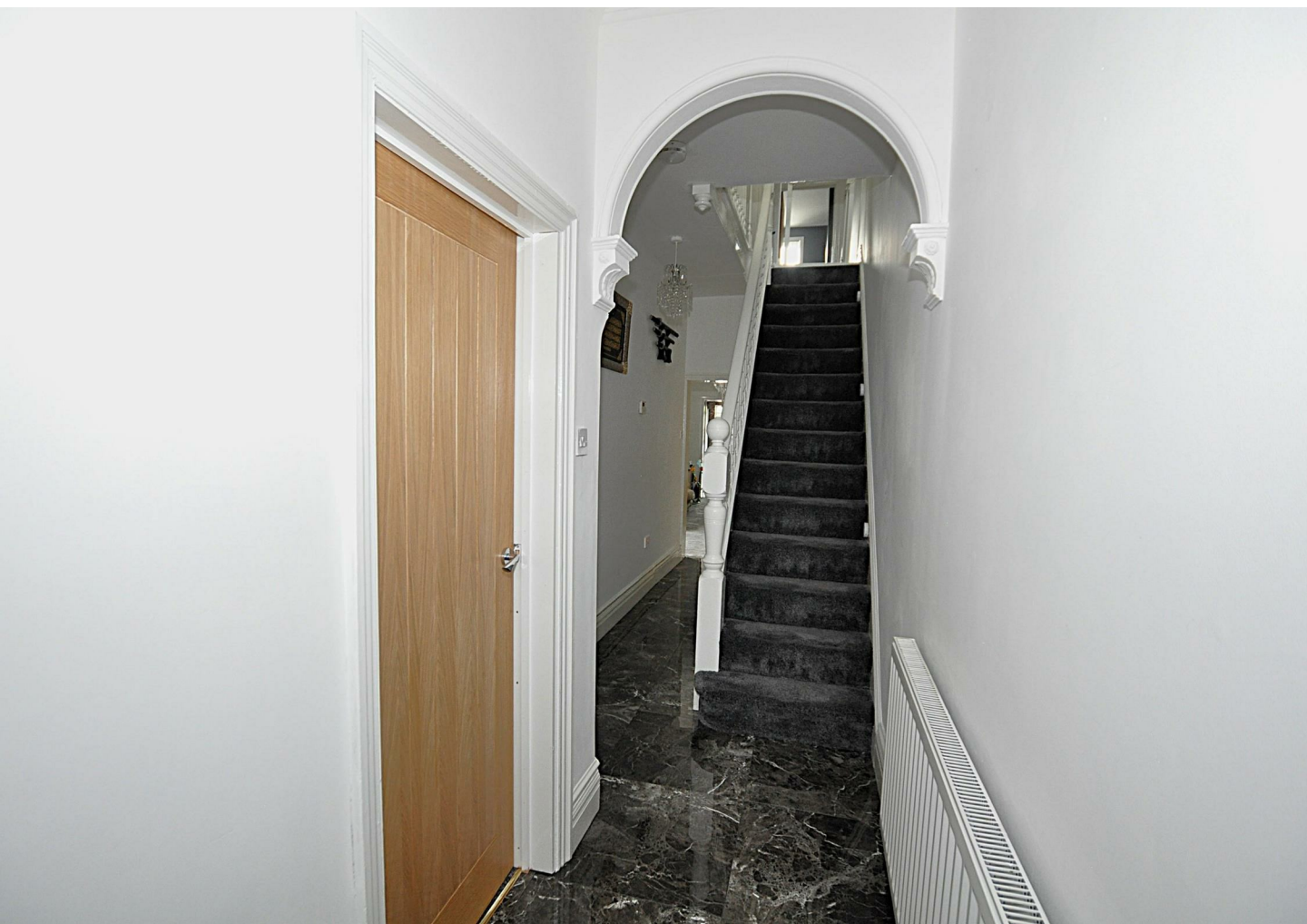
Guest Bedroom

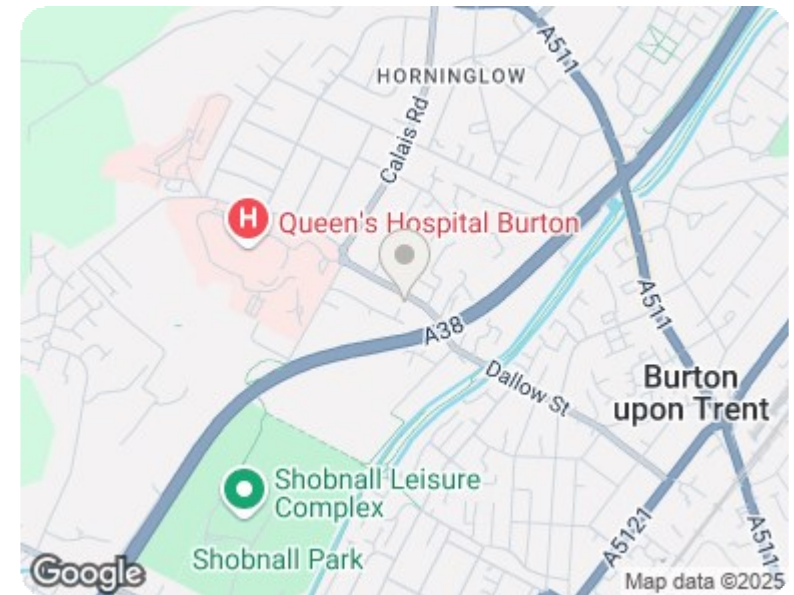
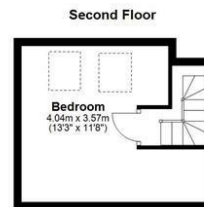
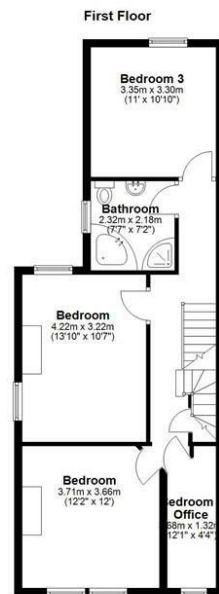
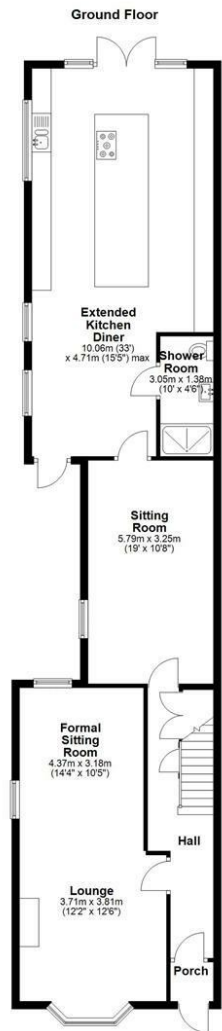
4.04m limited head space x 3.56m + recess (13'3 limited head space x 11'8 + recess)
The measurement is taken into the limited head space of the eaves.

Property construction: Standard
Parking: Driveway (located off a shared rear access)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: Fibre - 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
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









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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	

Council Tax Band C

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.

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.

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.

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 License 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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