



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

Nicholas
Humphreys

Asking Price £275,000

Occupying a truly exceptional plot on the outskirts of Burton-on-Trent, this spacious three-bedroom semi-detached home enjoys a stunning rural outlook whilst remaining conveniently positioned for local amenities, schools and transport links. Set back from the road behind an extensive block-paved driveway providing ample off-road parking, the property offers generous family accommodation throughout.

Internally, the home benefits from a welcoming reception hallway, two well-proportioned reception rooms including a bay-fronted dining room and a spacious rear lounge enjoying attractive views over the garden and open countryside beyond. The fitted kitchen is complemented by a UPVC double-glazed conservatory overlooking the rear gardens.

To the first floor are three generous bedrooms, two of which enjoy delightful rear-facing rural views, together with a modern fitted shower room. Outside, the property's most impressive feature is undoubtedly its substantial and mature rear garden, incorporating lawned gardens, a paved patio, a large timber storage shed, vegetable growing area and greenhouse. A charming brook runs through the centre of the plot, whilst a hedgerow boundary separates the garden from the surrounding open fields, creating a wonderful countryside feel rarely found within such a convenient residential location.

Offering a unique combination of generous living space, extensive gardens and picturesque rural surroundings, this is a home that must be viewed to be fully appreciated.



The Accommodation

Situated on the outskirts of Burton-on-Trent, this semi-detached family home enjoys a delightful rural outlook to the rear, while remaining within a popular and convenient residential setting. Set back from the road behind an extensive block-paved driveway, the property offers ample off-road parking for a variety of vehicles and provides generous accommodation throughout.

The home opens with a UPVC double-glazed front entrance door leading into a welcoming reception hallway, where there is a staircase rising to the first-floor accommodation, a double radiator and a useful under-stairs storage cupboard. To the front elevation is a separate dining room, featuring a UPVC double-glazed walk-in bay window and double radiator, creating a pleasant formal dining space.

Positioned to the rear of the home is the generously proportioned lounge, enjoying an attractive outlook over the rear garden and open fields beyond. The room features a gas fire set within a feature fireplace, double radiator and a UPVC double-glazed walk-in bay window which frames the garden views.

The fitted kitchen offers a wide selection of base cupboards and drawers, matching eye-level wall units and preparation work surfaces, along with integrated appliances including a stainless steel oven, four-ring gas hob and concealed fridge & washing machine. The kitchen is finished with ceramic tiled flooring, a single radiator, UPVC double-glazed window and a UPVC door leading through to the conservatory. The conservatory is of UPVC double-glazed construction and enjoys views over the garden, with tiled flooring and access to the outside space.

To the first floor, the landing has a UPVC double-glazed window to the side aspect and doors leading off to three generous bedrooms. The master bedroom is positioned to the rear elevation, taking full advantage of the attractive rural outlook, and benefits from a selection of built-in wardrobes with sliding doors and radiator. The second bedroom is located to the front aspect, with UPVC double-glazed window, radiator and a useful built-in airing cupboard housing the hot water immersion heater. The third bedroom is also a generous size and enjoys views over the rear garden, with radiator.

The family shower room is fitted with a white suite comprising low-level WC, hand wash basin and a walk-in double shower enclosure, complemented by wall tiling, UPVC double-glazed window and heated chrome towel rail.

Outside, gated access leads from the front of the home to the established rear garden. A substantial timber-constructed shed provides excellent storage, while a paved patio overlooks the lawned garden. The plot continues down to a delightful brook running through the centre of the garden, with steps rising to a further garden area currently used as vegetable plots, complete with greenhouse. A hedgerow boundary separates the garden from the open rural fields beyond, creating one of the home's most unique and appealing features.

Forest Road offers a rare combination of generous family accommodation, an established plot and a beautiful rural outlook, all within easy reach of Burton-on-Trent and its local amenities. Viewings are strictly by appointment only.

Hallway

4.52m x 2.01m (14'10 x 6'7)

Lounge

4.19m max x 3.30m (13'9 max x 10'10)

Dining Room

3.94m max into bay x 3.45m (12'11 max into bay x 11'4)

Kitchen

3.20m x 2.24m (10'6 x 7'4)

Conservatory

2.13m x 1.93m (7'0 x 6'4)

Bedroom One

4.22m x 2.77m to wardrobe (13'10 x 9'1 to wardrobe)

Bedroom Two

3.48m x 3.35m max (11'5 x 11'0 max)

Bedroom Three

3.18m x 2.21m (10'5 x 7'3)

Shower Room

2.13m x 2.03m (7'0 x 6'8)

Awaiting EPC Inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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

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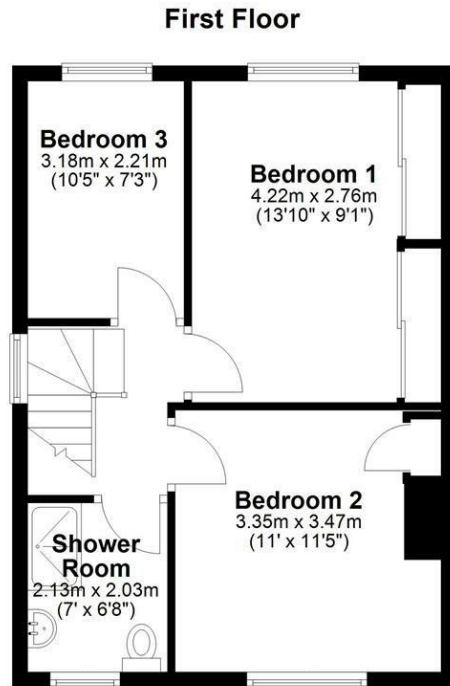
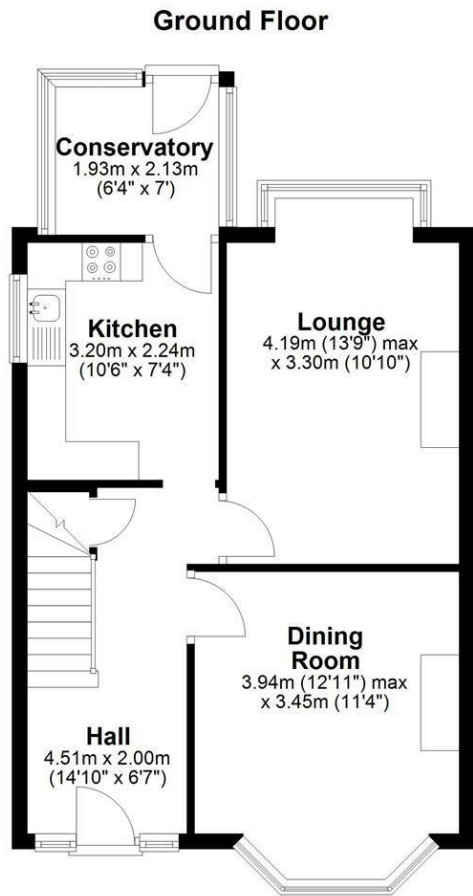
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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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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.

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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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