



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](http://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

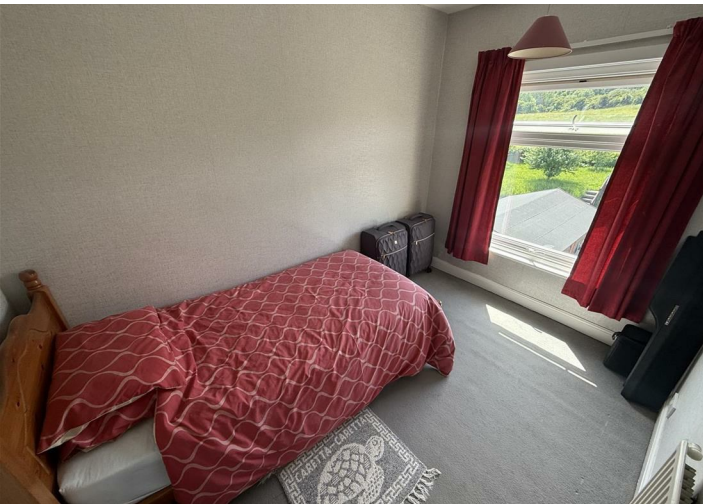
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance 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.

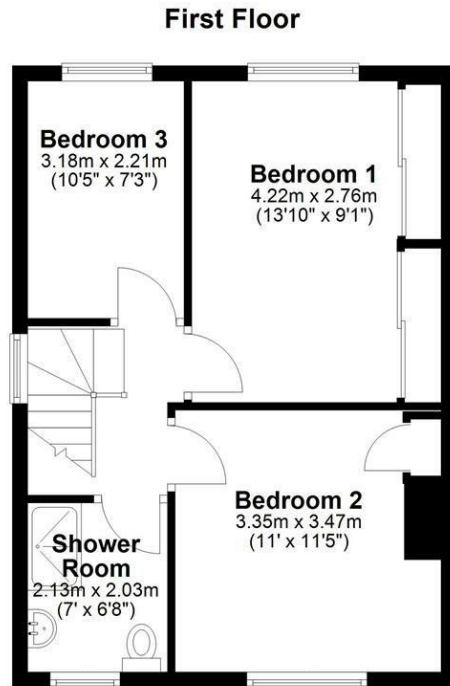
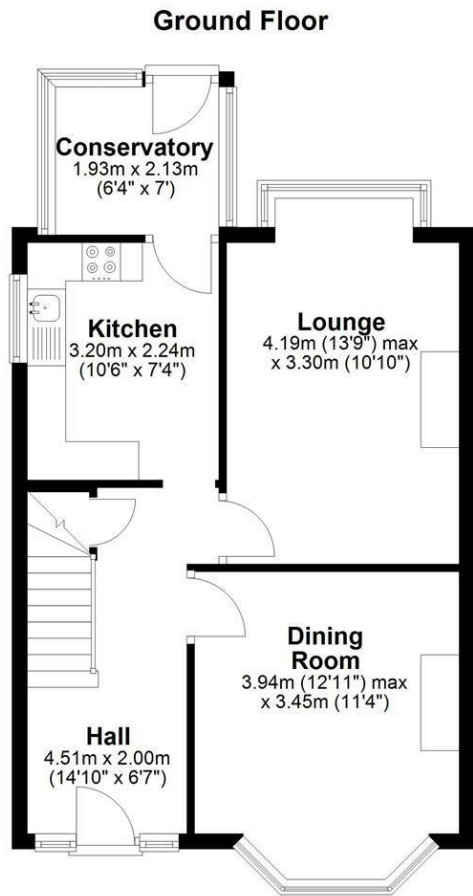
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The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the 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

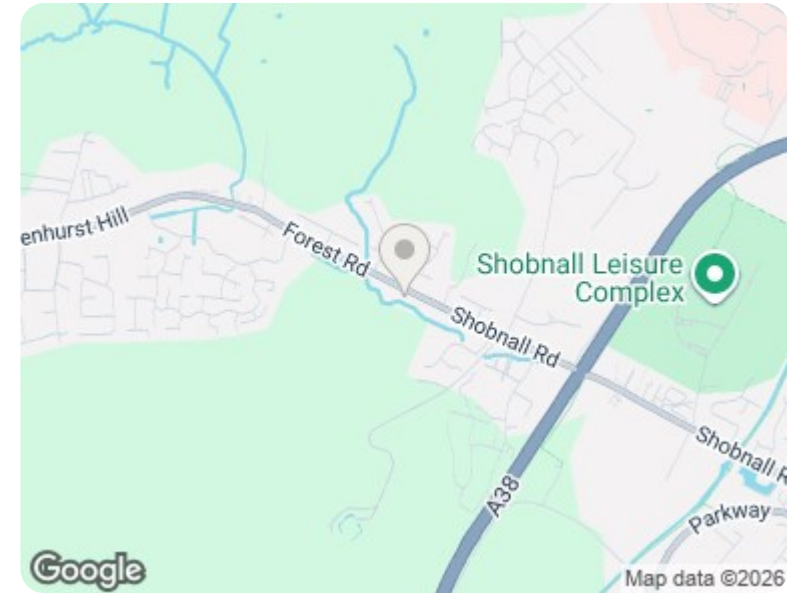








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Plan produced using PlanUp.



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