





Occupying a prominent position along the highly regarded Ashby Road East, this impressive 1930s detached residence offers substantial and versatile accommodation, thoughtfully extended to suit modern family living. Combining characterful proportions with contemporary upgrades, including a newly fitted kitchen, multiple reception spaces and a ground floor annexe-style bedroom suite, this is a home ideally suited to growing families or multi-generational living.

Externally, the property enjoys south-facing gardens, a sweeping driveway providing extensive off-street parking, and an integral double garage, all set behind electric gates for privacy and security.



Accommodation

Ground Floor

The property opens into a welcoming entrance hallway, setting the tone for the generous proportions found throughout.

At the heart of the home is the recently installed modern fitted kitchen, finished in sleek grey and white cabinetry with quartz work surfaces and inset sink. A full range of integrated appliances, including gas hob, eye-level oven, microwave and dishwasher, ensures both practicality and style. The layout works equally well for everyday family life or entertaining.

Four reception rooms provide exceptional flexibility. Whether used as a formal living room, snug, dining room, family room or home office, the space adapts to suit individual needs. Large windows allow natural light to flow through the ground floor, while the extended layout enhances the sense of space throughout.

A particular feature of the property is the ground floor bedroom with adjoining shower room, creating an ideal annexe arrangement for guests, dependent relatives, or even those running a business from home. A separate utility room adds further practicality.

First Floor

To the first floor, a spacious landing leads to five well-proportioned bedrooms, in addition to a dedicated study.



The principal suite benefits from its own en-suite and dressing room, offering a private and well-balanced retreat. The remaining bedrooms are generous in size and served by a family bathroom and an additional shower room, making the layout highly practical for larger households.

Each room enjoys good natural light and pleasing outlooks, with the overall accommodation providing both flexibility and comfort.







Outside

The south-facing gardens are a standout feature of this home. Mature trees, established borders and lawned areas create a private and well-screened setting, with open countryside views beyond enhancing the sense of space.

The driveway provides ample off-street parking for multiple vehicles and leads to a detached double garage. Electric gates offer additional privacy and security, completing the external offering.



Location

Ashby Road East remains one of the most sought-after addresses within the Burton area, known for its attractive period homes and convenient access to surrounding countryside.

The property is well positioned for access to Burton town centre, offering a range of shops, supermarkets, cafés and leisure facilities. Well-regarded schooling is available nearby, including St Edward's Catholic Primary School and William Allitt High School.



For commuters, there is straightforward access to the A38, A511, A444 and M42, while Burton railway station provides direct services to Birmingham and connections onwards to London. Both Birmingham Airport and East Midlands Airport are within comfortable reach.













Floor 0



Floor 1



Approximate total area⁽¹⁾

325 m²

3498 ft²

Reduced headroom

0.1 m²

1 ft²

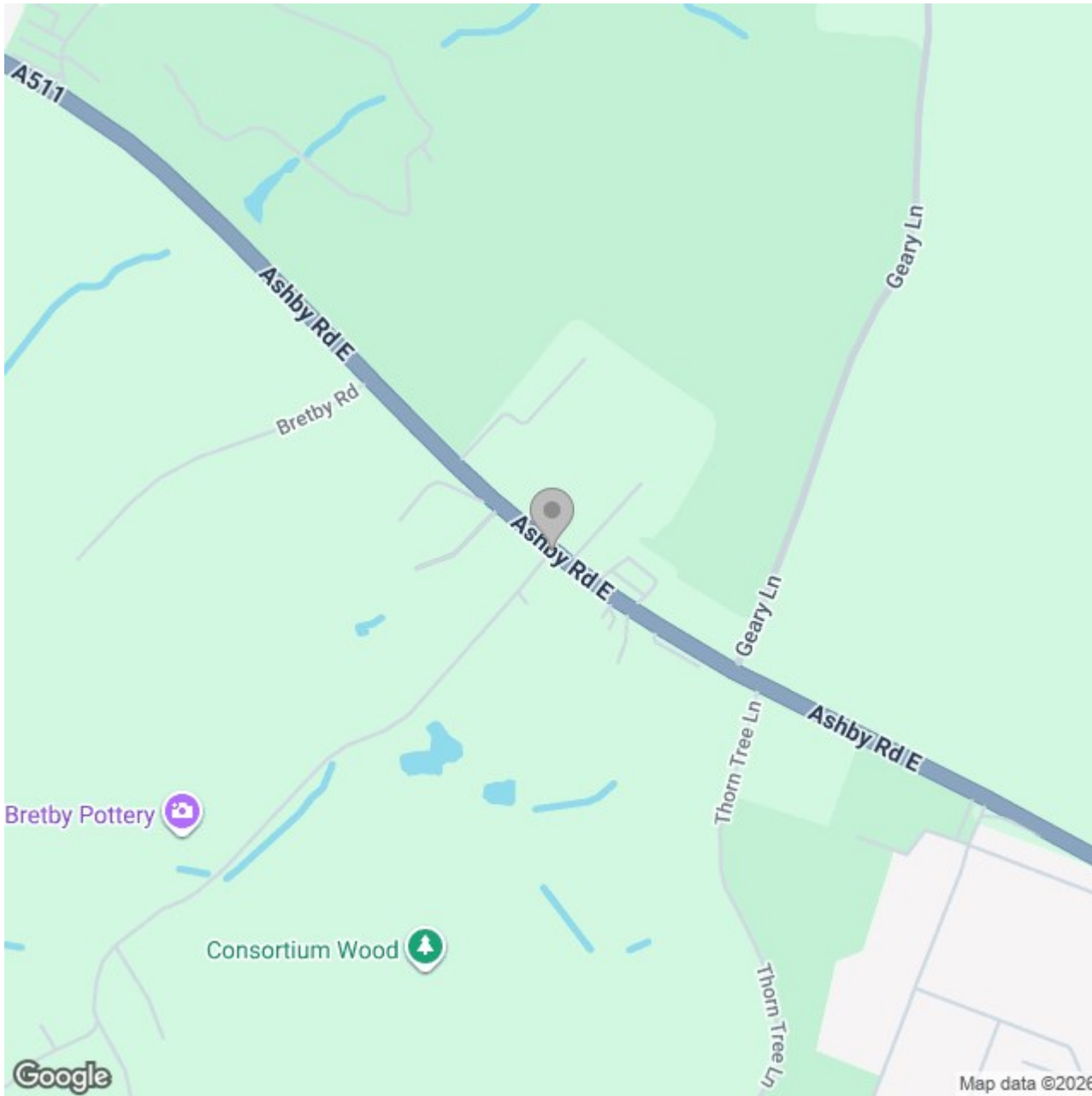
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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