ABODE
SALES & LETTINGS

Ashby Road, DEI5 0LG

Asking Price £460,000



https://www.abodemidlands.co.uk







Detached Victorian Residence ** Four Double Bedrooms ** Wealth of Original Character ** Double Garage ** No Onward Chain **

A truly exceptional detached Victorian residence, beautifully blending period grandeur with stylish contemporary living. Occupying a generous plot on the outskirts of Burton-on-Trent, this impressive family home showcases an abundance of original features, elegant proportions and versatile accommodation arranged across three floors.

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Accommodation

A welcoming entrance hallway immediately sets the tone for the home, featuring tiled flooring, impressive ceiling heights and a grand staircase rising to the first-floor accommodation.

The principal living room is positioned to the rear of the property and enjoys views across the garden through patio doors. Finished with herringbone flooring and centred around a traditional fireplace incorporating a log-burning stove, this is a superb family living space.

To the front elevation, the second reception room offers a more formal setting with a beautiful bay window and an additional feature fireplace with log burner, making it an ideal sitting room or snug.

The dining room provides the perfect space for entertaining and flows naturally into the fitted kitchen. Thoughtfully designed to complement the character of the property, the kitchen offers an excellent range of cabinetry, integrated appliances, generous work surfaces and a peninsula breakfast bar. A separate utility room provides further storage and laundry facilities, whilst a guest cloakroom completes the ground floor accommodation.

The first floor offers three generous double bedrooms, each retaining the charm and proportions expected from a home of this era. The family bathroom is beautifully appointed with a freestanding bath, separate shower enclosure and quality fittings, whilst a separate WC provides additional practicality.

Occupying the second floor is a superb fourth double bedroom, offering flexible accommodation ideal as a principal suite, guest bedroom, home office or hobbies room.

Outside

The property is approached via a gravelled driveway set behind mature planting and attractive walled boundaries, creating an impressive first impression.

To the rear, the beautifully established garden provides a private and peaceful setting, featuring a generous patio seating area, extensive lawn and an array of mature trees, shrubs and planting. A shared access leads to the detached double garage, together with additional off-road parking accessed from the adjoining side road, further enhances the practicality of this outstanding family home.

Location

Perfectly positioned on the outskirts of Burton-on-Trent, the property offers excellent access to the town centre together with nearby Ashby-de-la-Zouch. Excellent transport links include the A38 and M42, providing straightforward access to Derby, Nottingham, Leicester and Birmingham, whilst Burton-on-Trent railway station offers regular services to regional and national destinations. Birmingham Airport and East Midlands Airport are also within comfortable travelling distance.























AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.











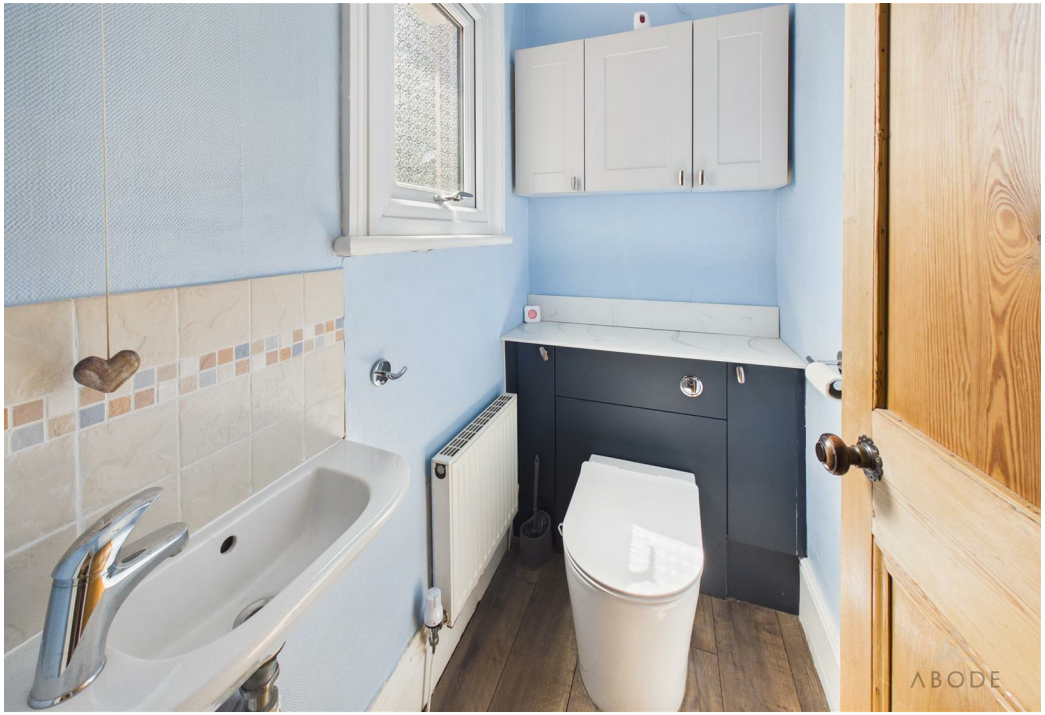



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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

186.1 m²

2002 ft²

Reduced headroom

2.8 m²

30 ft²

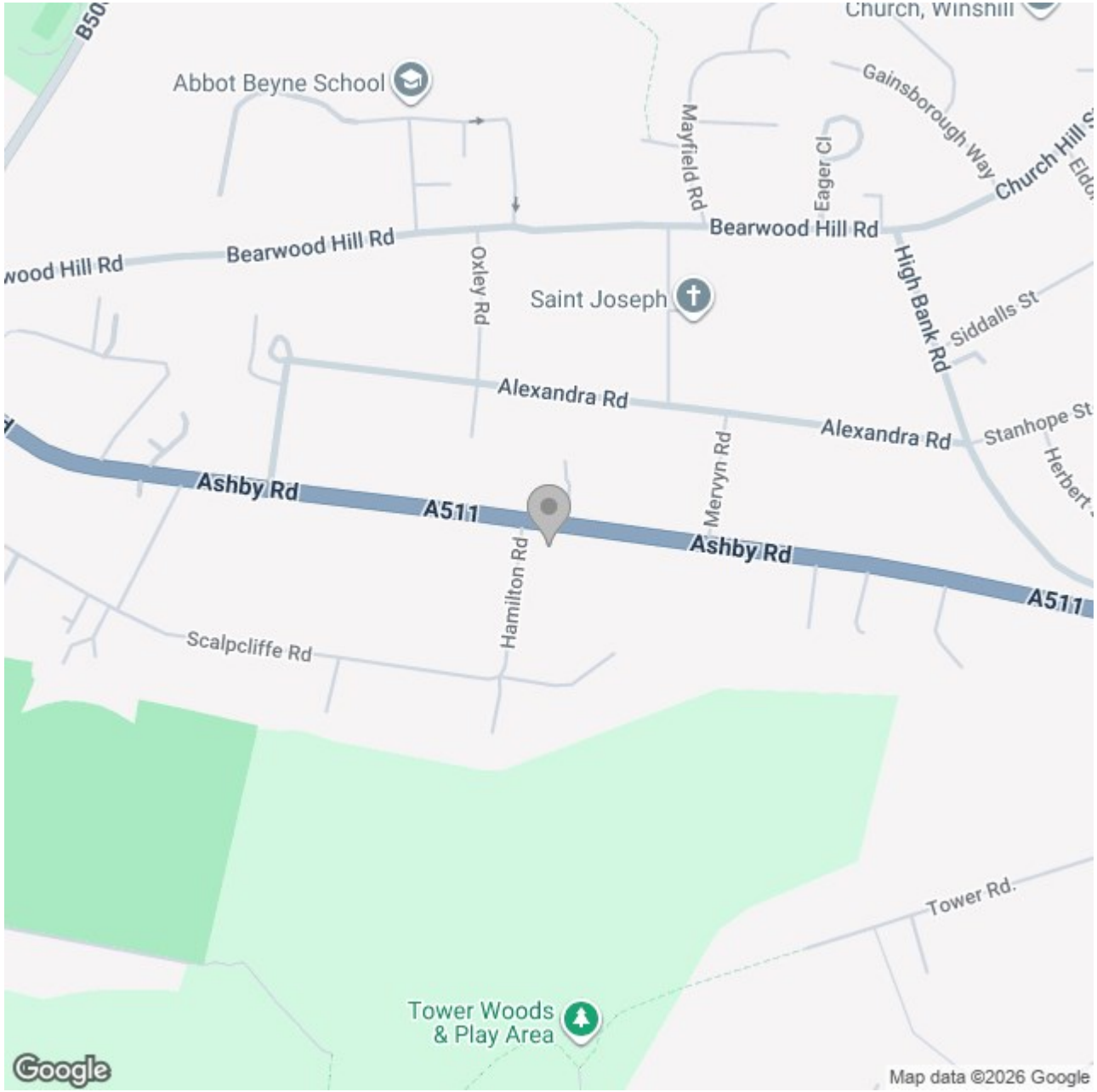
(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.