





Nestled just moments away from Burton town centre's conveniences, stands this captivating and substantial Victorian residence. Dating back to approximately 1860, it once graced the esteemed presence of Charles Arthur Tresise and his family during the late 19th to early 20th century. Charles Tresise, a notable local figure, not only owned businesses but also held positions as Mayor and Alderman of Burton. His legacy is immortalized on the foundation stone of Burton Magistrates Court, proudly situated on Horninglow Street.



## Ground Floor

Upon entering through the main doorway, one is greeted by a spacious hallway adorned with an enchanting stained glass window and original Minton tile flooring, guiding the way to various ground floor spaces including a cloakroom boasting elegant features such as a low-level WC and stylish hand wash basin.

The ground floor unfolds into a series of reception rooms, starting with a dining area characterized by exposed floorboards, a bay window bathing the room in natural light, and an exquisite fireplace. Adjacent lies the lounge, boasting similar charm with exposed floorboards, a brick-backed fireplace housing a wood burning stove, and distinctive coving on the ceiling.

Progressing further, the entrance hall seamlessly transitions into the kitchen/diner, thoughtfully refitted to harmonize with the home's character. Wood eye and base level units complement the quarry tiled floor, while the focal point of the room is the chimney breast showcasing exposed brickwork hosting a range cooker. Additional storage space is provided by generous cupboards and a separate larder. The utility room, once the heart of the home's kitchen, now offers further storage, work surface, and convenient access to the rear garden.

Descending under the stairs, a cellar awaits, providing valuable storage space.







### First Floor

Ascending to the first floor, four generously sized bedrooms await, three of which feature charming fireplaces consistent with the property's heritage. The largest room retains the characterful coving found throughout the house.

Completing this level is a tastefully refitted bathroom, blending traditional elements with contemporary amenities, featuring a freestanding roll-top bath, shower, low-level WC, hand wash basin, and a radiator with towel rail.

### Second Floor

The second floor unveils three additional double bedrooms, one of which boasts a period built-in wardrobe and drawer unit. A second bathroom on this level offers a luxurious retreat, with a freestanding bath positioned beneath a skylight, a separate walk-in shower cubicle, WC, wash hand basin, and stylish subway-style tiles.

### Outside

Externally, the property is set back from the road, boasting a tarmac and gravel frontage providing ample off-road parking. The beautifully landscaped gardens offer various distinct areas, including a patio for entertaining, a decked space suitable for a hot tub, a serene pond, and a sheltered seating spot. Brick-built outbuildings provide additional storage, with gated side access to the driveway.

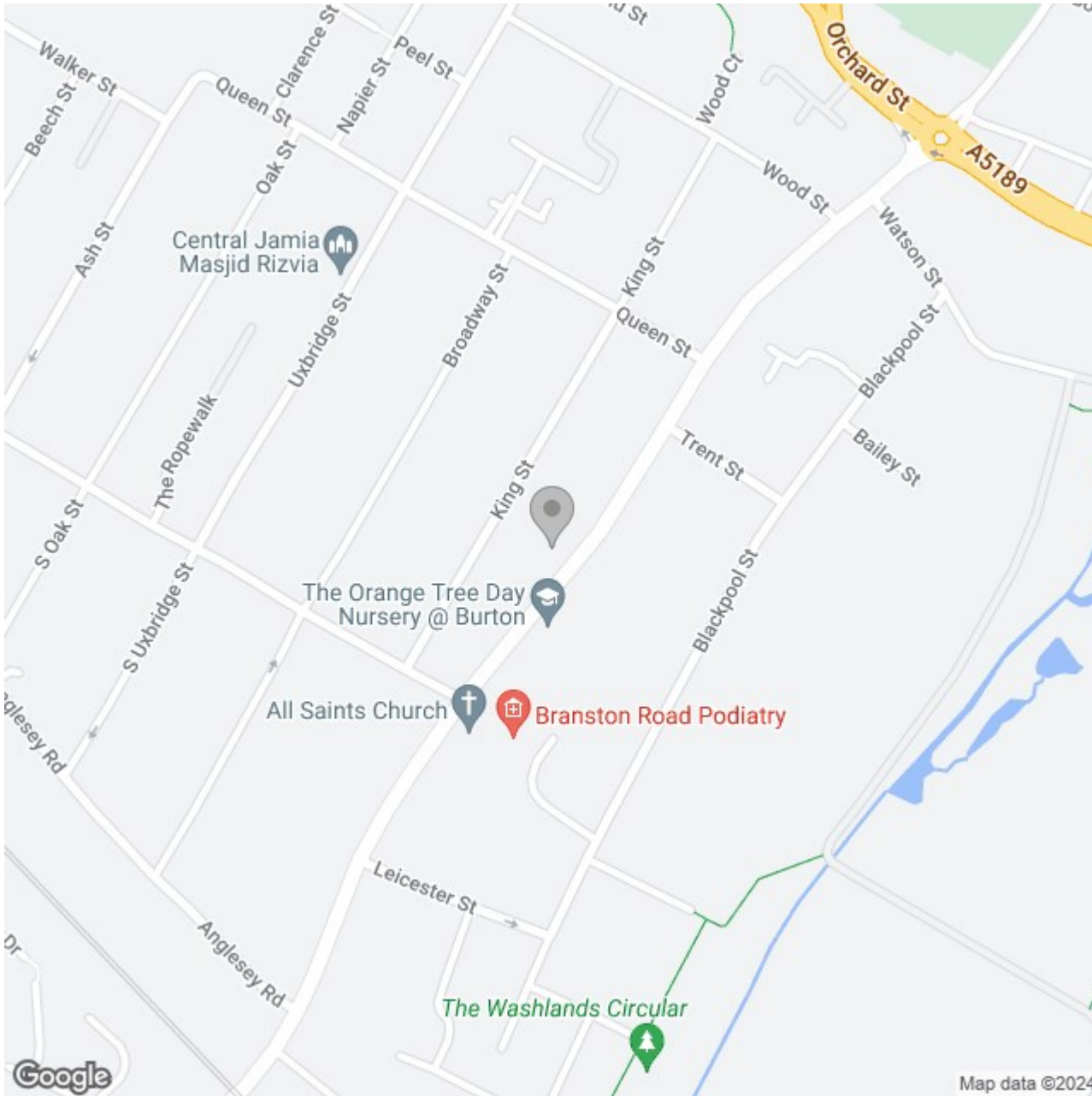
### Area

Situated in the historic market town of Burton-on-Trent, renowned for its brewing heritage, this property enjoys close proximity to a vibrant town centre, scenic riverside walks, and convenient transport links via bus routes and the nearby A38, offering easy access to neighboring cities such as Lichfield and Derby.









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</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	