

Ashby Road, Burton-on-Trent, Staffordshire, DE15 0LA
Asking Price £800,000





A grand and beautifully maintained detached period residence, positioned on an extensive and established plot.

With over 3,000 sq. ft. of accommodation set across four floors including a basement level, this substantial home features six bedrooms, multiple reception rooms, a bespoke kitchen with granite worktops, a mix of modern and traditional bathrooms, and an impressive landscaped garden with off-street parking, detached garage and outbuildings. Offering a blend of character and modern practicality, this rare opportunity is ideal for growing families or those seeking flexible multigenerational living.



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Accommodation

Ground Floor

A charming stained-glass front door leads into an impressive entrance hallway with decorative archways, original cornicing, and exposed timber flooring. There are three spacious reception rooms on this level, including a formal living room with bay window and feature fireplace, a large dining room overlooking the front garden, and a snug with a fireplace and French doors leading outside. A stunning fitted kitchen sits at the rear of the home and includes a wide selection of shaker-style units, granite preparation surfaces, a central island with breakfast seating, range-style cooker with extractor over, and space for an American-style fridge freezer. The kitchen is bathed in light from dual-aspect windows and glazed French doors to the rear patio. A separate utility room provides further workspace and storage, while a guest WC with stained glass window completes the ground floor.

First Floor

The first floor offers a spacious and versatile layout with four double bedrooms and a central landing. A beautifully fitted shower room includes a quadrant cubicle, wash hand basin set into a modern vanity unit, low-level WC, chrome heated towel rail, and tiled walls. A further bathroom offers a walk-in shower, integrated cabinetry, sink, WC, and twin windows to the side elevation. The rear-facing bedroom includes fitted wardrobes and pleasant views across the garden. A further reception room offers double doors opening onto the garden – ideal as a relaxation room, library, or upstairs lounge.



Second Floor

The top floor hosts two additional double bedrooms set within the eaves, both served by a central landing and ideal for older children, guests, or office use.

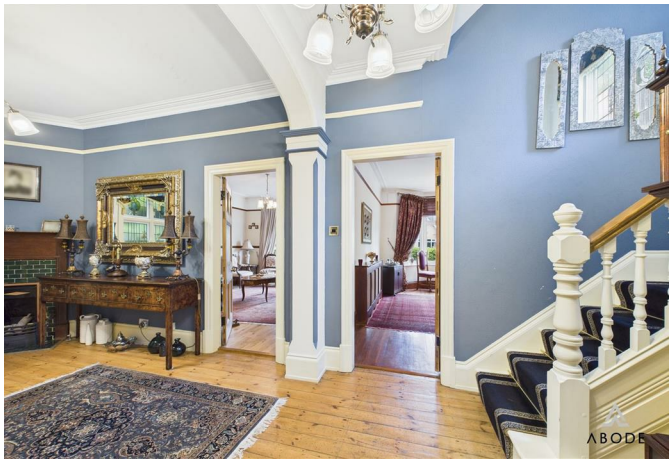
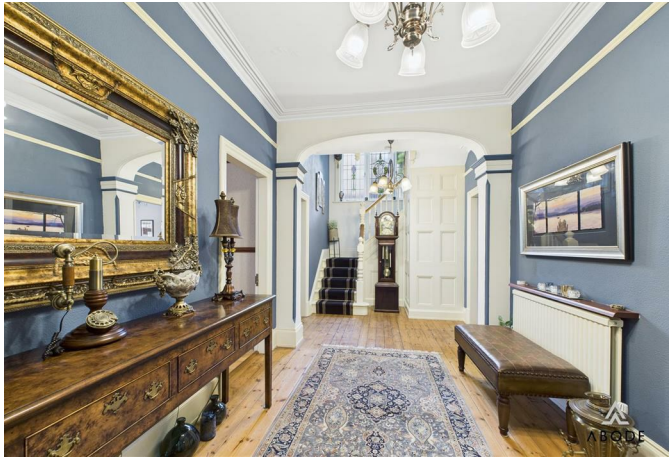
Basement

Accessed via internal stairs, the basement provides a large, useful storage area or potential hobby space.

Outside

To the front, the home is set back from the road behind a





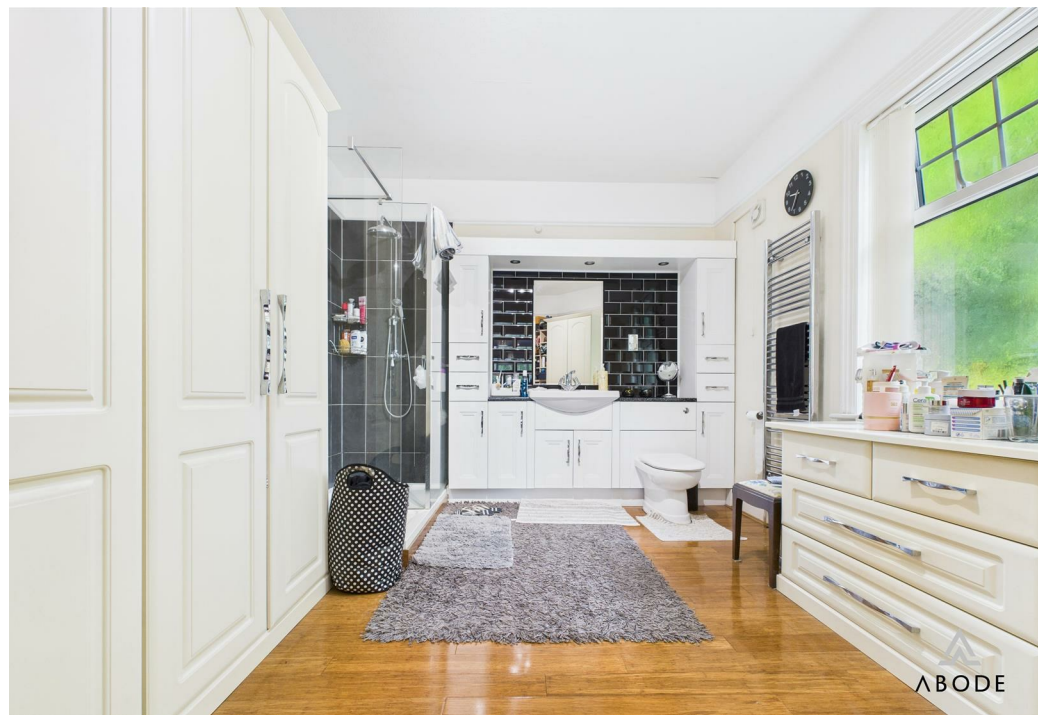


mature hedgerow and lawned garden with paved pathway leading to the front entrance. The large rear garden is a standout feature, offering a generous lawn bordered by shrubs and trees, multiple patio and decked seating areas, and a paved side path with steps leading up to the rear drive. A detached garage and separate timber outbuilding (currently used as a garden room or studio) sit at the back of the plot, along with a block-paved driveway providing ample off-street parking for several vehicles.

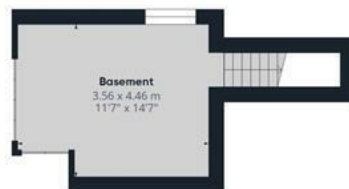












Floor -1



Floor 0

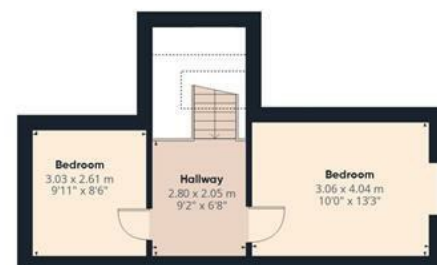
Approximate total area^m

287.6 m²

3095 ft²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

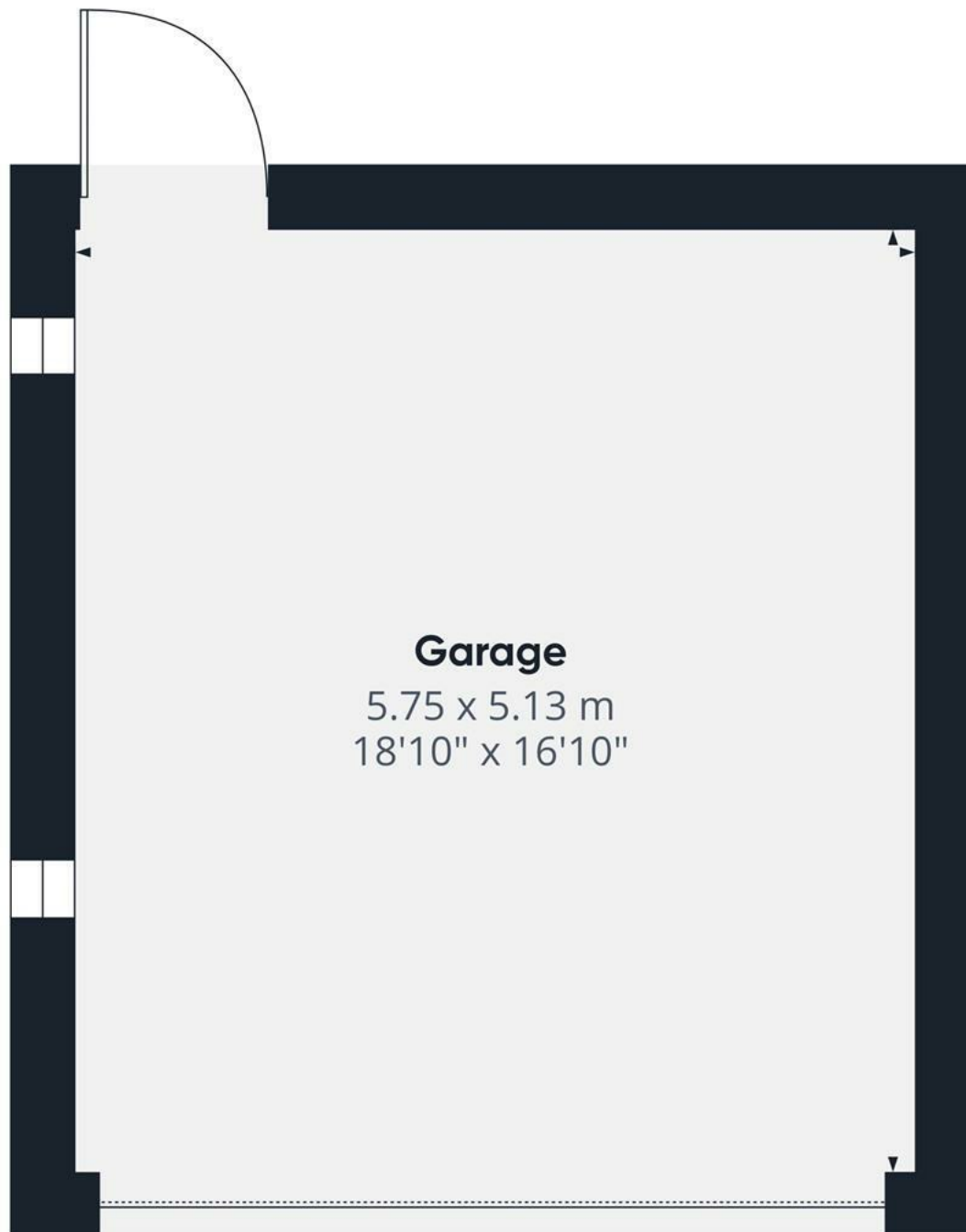
29.7 m²

320 ft²

(1) Excluding balconies and terraces

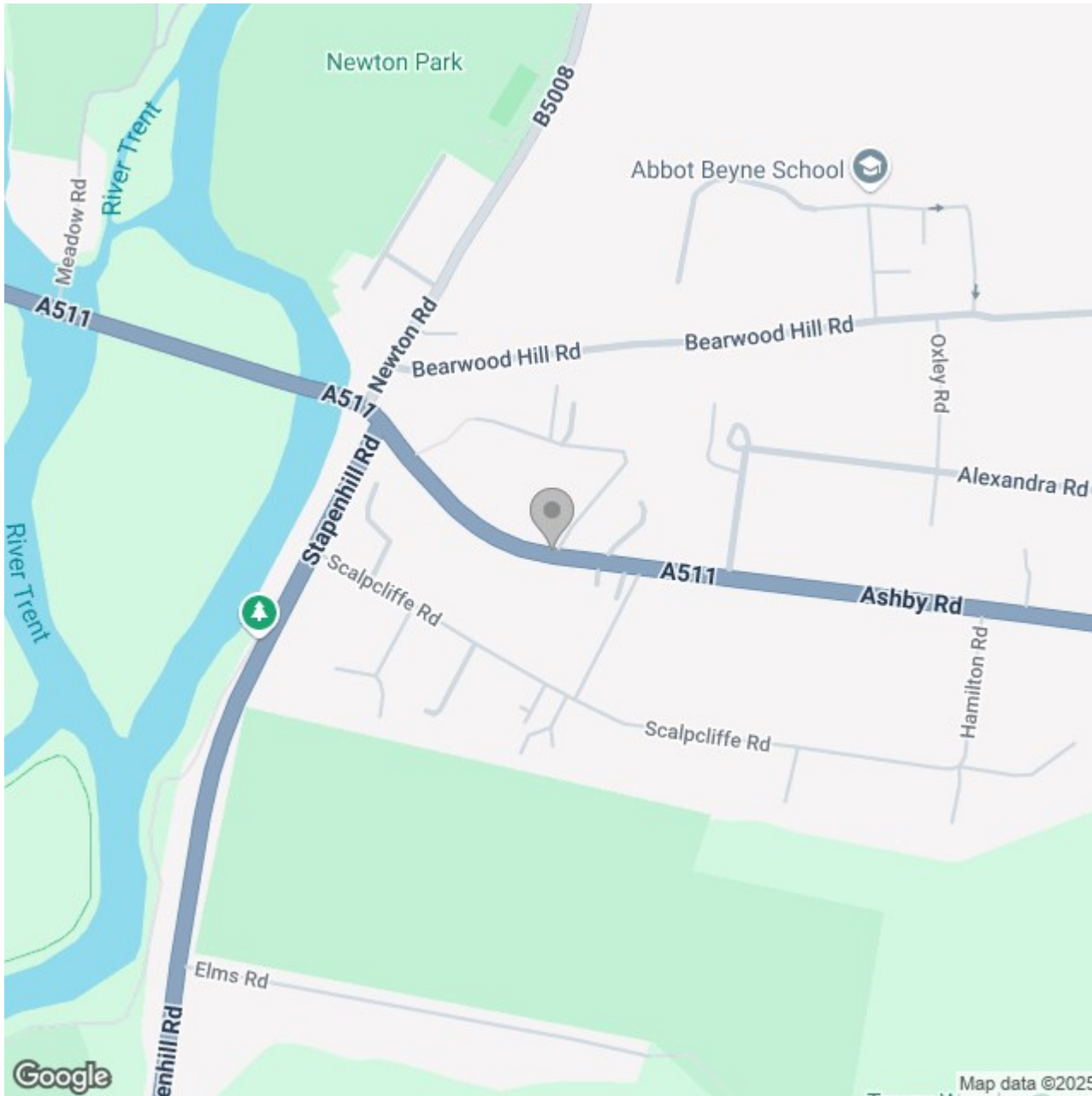
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Garage
5.75 x 5.13 m
18'10" x 16'10"

Floor 0 Building 3



Energy Efficiency Rating

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