



Orchard House, Main Road, Anslow, DE13 9QE



Offered with no upward chain is the attractive Orchard House, a superb detached family home benefitting from spacious and versatile interiors, up to six bedrooms and excellent outside space including ample parking, a detached double garage with office above and south facing gardens with an open aspect to the rear. Set within an Ofsted rated 'Outstanding' school catchment area, Orchard House offers accommodation ideal for a growing family with plenty of potential to remodel to the next buyers' requirements. The kitchen, utility and breakfast room offer the potential to remodel to create an open plan

living and dining kitchen, and the detached garage benefits from a first floor room ideal as a home office, studio or games room. The interiors comprise briefly entrance porch, reception hall, three reception rooms, kitchen, breakfast room, utility and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a master en suite and family bathroom, the second floor offers a further two bedrooms as well as a shower room and useful loft storage room. Outside, Orchard House benefits from a generous gated plot formed by a generous driveway, the detached double garage and lawned south

facing rear gardens. The property enjoys an open aspect to the rear and is serviced by mains gas central heating and wooden framed double glazing.

Nestled within idyllic Staffordshire countryside, the rural village of Anslow is a popular choice for families and couples alike. Within the village is a popular pub, a picturesque Church and the Mosley Academy School which feeds into John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The village has excellent links to local

villages including Tutbury and Barton under-Needwood, both having shops, pubs, cafes and a post office each to name a few. The market town of Burton on Trent is a short drive away where there are a number of additional convenience, health and leisure facilities as well as a railway station giving access to both Birmingham and Derby. A regular bus service providing access from the village to surrounding areas and the location is ideal for commuters having swift access to the A515, A38, M42 and M6 toll. Birmingham and East Midlands airports are also both within a convenient 30 to 40 minute drive.



- Individual Detached Village Home
- Offered with No Upward Chain
- Spacious & Versatile Family Accommodation with further Potential
- Central Village Location
- Three Reception Rooms
- Kitchen with Breakfast Room
- Utility & Cloakroom
- Five Double Bedrooms
- Sixth Bedroom/Study/Dressing Room
- En Suite, Bathroom & Shower Room
- Gated Entrance to Ample Parking
- Detached Double Garage with Office above
- South Facing Gardens
- Open Rural Aspect to Rear
- 'Outstanding' School Catchment Area

The front door opens into a useful Entrance Porch which in turn has double doors into:

#### Reception Hall

A spacious welcome to this superb family home, having galleried staircase rising to the first floor and doors off into:

**Dining Room** 3.46 x 3.34m (approx. 11'4 x 10'11)

With a window to the front aspect

**Sitting Room** 3.71 x 3.33m (approx. 12'2 x 10'11)

A useful reception room ideal as a snug or playroom, having double doors out to the rear gardens

**Lounge** 5.28 x 3.88m (approx. 17'4 x 12'9)

A spacious living room having an open fire with marble inlay, double doors out to the gardens and double doors into:

**Conservatory** 3.84 x 3.35m (approx. 12'7 x 11'0)

With tiled flooring, windows overlooking the gardens and double doors out to the patio

**Kitchen** 4.10 x 3.68m (approx. 13'5 x 12'1)

The kitchen comprises a range of white wall and base units with complementary worktops over, housing an inset sink with side drainer and integral appliances including dishwasher, double oven, fridge and freezer. There is a window to the front and the kitchen has tiled flooring, tiled splash backs and doors into the **Utility** and:

**Breakfast Room** 3.54 x 2.92m (approx 11'7 x 9'7)

Ideal as an informal dining space or family room, having window to the side

**Utility** 3.0 x 1.8m (approx. 9'10 x 5'11)

Fitted with white base units housing spaces for a washing machine and tumble dryer, with tiled flooring, tiled splash backs, a window to the side and a door out to the rear gardens

**Cloakroom**

Having an obscured window to the side aspect, WC and wash basin with tiled splash back





A galleried staircase rises to the first floor landing having doors off into:

**Master Bedroom** 5.26 x 3.86m (approx. 17'3 x 12'8)

A spacious principal bedroom having windows to two sides and a door into:

**En Suite** 2.71 x 1.64m (approx. 8'10 x 5'4)

Fitted with pedestal wash basin, WC and double shower, with tiled walls and an obscured window to the side

**Bedroom Four** 4.12 x 3.0m (approx. 13'6 x 9'10)

With a window to the front aspect

**Bedroom Five** 3.7 x 3.33m (approx. 12'2 x 10'11)

Having a window to the rear and a double fitted wardrobe

**Bedroom Six/Study** 3.34 x 2.89m (approx. 10'11 x 9'6)

Having two double fitted wardrobes and a window to the front, this room is ideal as another double bedroom, study or dressing room

**Bathroom** 3.02 x 2.29m (approx. 9'10 x 7'6)

Comprising pedestal wash basin, WC, double ended bathtub and shower cubicle, with tiling to walls, tiled flooring and an obscured window to the front

Stairs rise to the second floor landing where there is a skylight and doors opening into:

**Bedroom Two** 5.14 x 3.86m (approx. 16'10 x 12'8)

With two skylights, fitted **Airing Cupboard** and wardrobes and a door opening to a spacious loft storage area

**Bedroom Three** 5.14 x 3.7m (approx. 16'10 x 12'2)

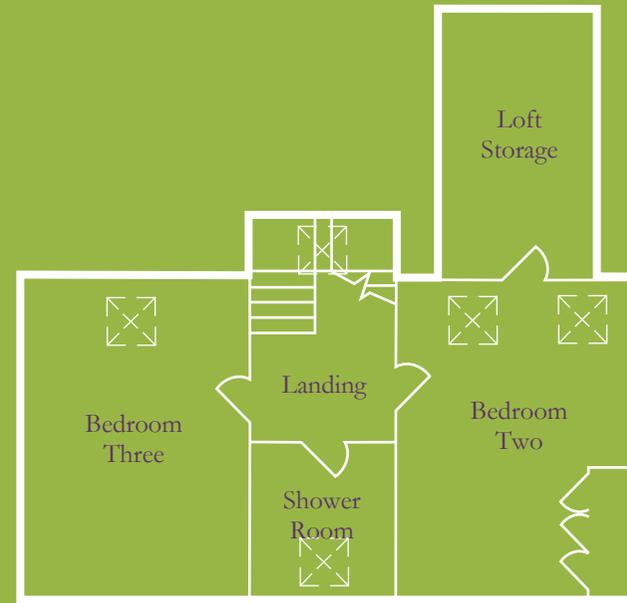
Another double bedroom having a skylight

**Shower Room** 2.51 x 2.3m (approx. 8'2 x 7'6)

With pedestal wash basin, WC and shower cubicle, having half tiling to walls and a skylight









### Outside

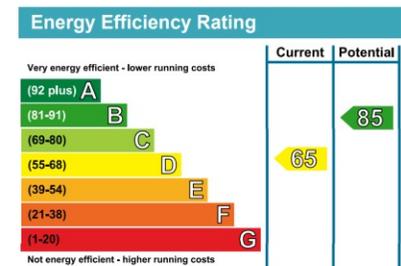
Orchard House is set back from the road beyond lawned gardens with trees providing plenty of privacy to the front. A gate opens into the driveway where there is parking for a number of vehicles as well as access into:

**Double Garage** 5.92 x 5.86m (approx. 19'5 x 19'3)

A door opens to stairs rising to the **First Floor Room**, being ideal for use as a home workspace, studio or games room and having a window, a skylight and an air conditioning unit

### South Facing Gardens

The rear garden extends to a generous size, being laid to lawns and a paved patio. There is gated access leading back to the front and the garden backs onto open fields to the rear. There is exterior security lighting, an electricity point and a water point



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.