



2 Walton Villas, Main Road, Anslow, DE13 9QH



Set within the desirable village of Anslow is Walton Villas, a beautifully presented double fronted semi detached home offering two reception rooms, an impressive open plan living and dining kitchen, four superb double bedrooms and a stunning open outlook to the rear. Having been substantially remodelled in an elegant traditional style, this individual family home has been finished to the highest specification, featuring a bespoke designed kitchen, contemporary bathroom suites, oak doors throughout and traditional sash windows.

The immaculate interiors comprise reception hall, two reception rooms (one with bespoke plasterwork and a wood burning stove), stunning open plan living and dining kitchen with feature wood burner, utility, study and cloakroom to the ground floor, with four

double bedrooms to the first floor serviced by a contemporary family bathroom, guest en suite, master en suite and walk in wardrobe. Twin Juliette balconies off the bedrooms to the rear make the most of the stunning outlook over countryside and towards the Derbyshire Dales, and there is further potential to add a fifth bedroom or to convert the loftspace into an additional bedroom suite if required. Outside, beautifully landscaped gardens enjoy a south-west aspect and feature oak framed terraces, a barbecue area with sunken fire pit and lawns, all overlooking open fields to the rear. The gated drive offers parking for three vehicles as well as access into the garage and there is planning consent to extend the ground floor if required.

Nestled within idyllic Staffordshire

countryside, the rural village of Anslow is a popular choice for families and couples alike. Within the village itself are a pub, a picturesque Church and the Moseley Academy School which feeds into John Taylor High School in Barton under Needwood, both of which maintained an Ofsted 'Outstanding' rating. The village has excellent links to local villages including Tutbury and Barton, both having shops, pubs, cafes, a post office and more. The market town of Burton on Trent is a short drive away, where there are a number of additional convenience, health and leisure facilities. Public train services run from Burton to both Birmingham and Derby and there is a regular bus service providing access from the village to surrounding areas. The location is ideal for commuters, having swift access to the A515, A38, M42 and M6 toll.

- Individual Double Fronted Home
- Beautifully Presented Family Interiors
- Remodelled to Superb Specification
- Stunning Open Plan Living & Dining Kitchen
- Two Reception Rooms
- Study, Utility & Cloakroom
- Four Double Bedrooms
- Walk in Wardrobe & Two En Suites
- Contemporary Bathroom
- Potential for Fifth Bedroom/Loft Conversion
- South West Facing Plot
- Stunning Landscaped Gardens
- Single Garage & Parking
- New Boiler & Sash Double Gazed Windows fitted in 2015
- Mains Gas Central Heating
- 'Outstanding' School Catchment
- Planning Permission for further Ground Floor Extension



A solid wood entrance door opens into the **Reception Hall**, where stairs rising to the first floor and oak doors open into the two reception rooms and stunning open plan kitchen. Engineered oak flooring extend throughout the ground floor

Sitting Room 4.02 x 3.78m (approx. 13'2 x 12'4)
A beautifully presented living room having bay window to the front, plasterwork to the coving, ceiling rose and a wood burner set to traditional fireplace

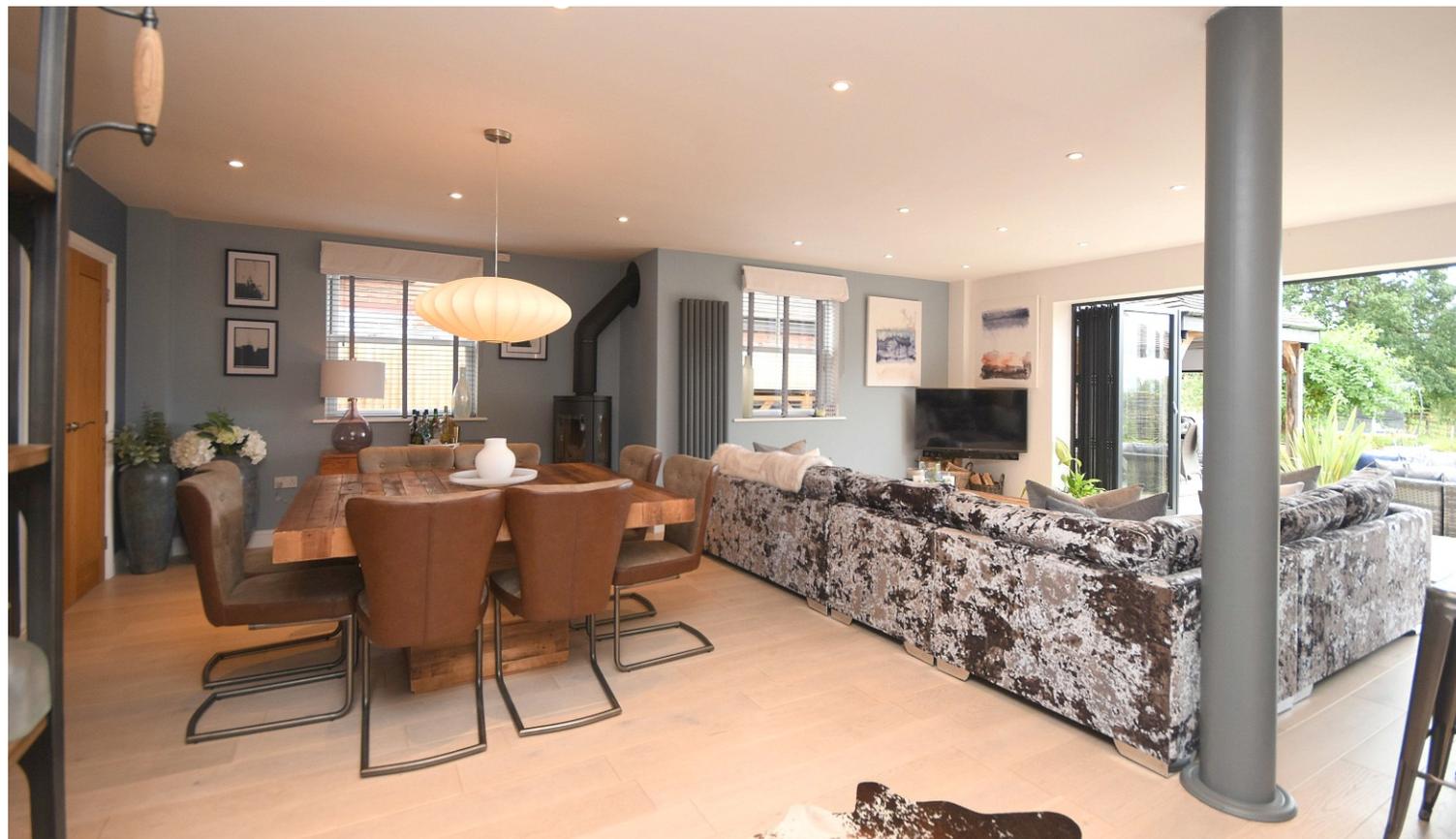
Playroom 4.3 x 2.82m (approx. 14'1 x 9'3)
A versatile second reception room having bay window to the front aspect and double doors not:

Impressive Open Plan Dining & Living Kitchen 8.5 x 6.89 x 7.58m (approx. 26'4 x 22'7 x 24'10)
A real feature of this attractive home, this stunning space extends to a superb size and comprises a modern fitted kitchen with island unit, a living area and formal dining space. The **Kitchen** has been bespoke designed to create functional storage space including pan drawers and concealed bins and comprises a range of wall, base and full height cupboard with solid oak worktops over. There is an inset sink with mixer tap, space for an American fridge freezer and integral appliances including twin Smeg ovens, a Smeg gas hob and Hotpoint dishwasher. The island unit provides a breakfast bar and further ample storage space, the wall mounted Worcester boiler which was fitted in 2015 is discreetly housed beyond fitted units and there is power points within the cupboard for appliances such as a microwave. The kitchen opens seamlessly into the **Dining Area** where there is a window to the side and a feature OPUS Scandinavian wood burner with exposed flue, and the **Living Area** benefits from picturesque views over the gardens and beyond through aluminium bifold doors which extend the width of the property. Doors open from the kitchen into:

Utility 2.01 x 1.544m (approx. 6'6 x 4'8)
Fitted with wall, base and full height units housing spaces for a washing machine and tumble dryer

Study 2.02 x 1.63m (approx. 6'7 x 5'4)
A useful home office, this study also provides the potential make the the utility larger if required

Cloakroom
Fitted with wash basin and low level WC with concealed cistern





Stairs rise to the first floor landing, where there is a window to the front and doors opening into:

Master Suite 4.97 x 3.99m (approx. 16'3 x 13'0)
A spacious principal bedroom suite having double doors out to a Juliette balcony enjoying stunning views. There is a feature freestanding bathtub to one side and the master bedroom has private use:

Walk in Wardrobe 2.48 x 1.96m (approx. 8'1 x 6'5)
Fitted with a range of hanging space and storage

En Suite 3.63 x 1.63m (approx. 11'10 x 5'4)
Comprising a contemporary suite having twin wash basins, low level WC and walk in shower, with natural slate tiling, engineered oak flooring and an obscured window to the side aspect

Bedroom Two 4.5 x 3.95m (approx. 14'9 x 12'11)
Another spacious bedroom suite having Juliette balcony to the rear and private use of:

En Suite 2.35 x 1.0m (approx. 7'8 x 3'3)
Fitted with wash basin, low level WC and a double shower, with tiled splash backs and tiled flooring

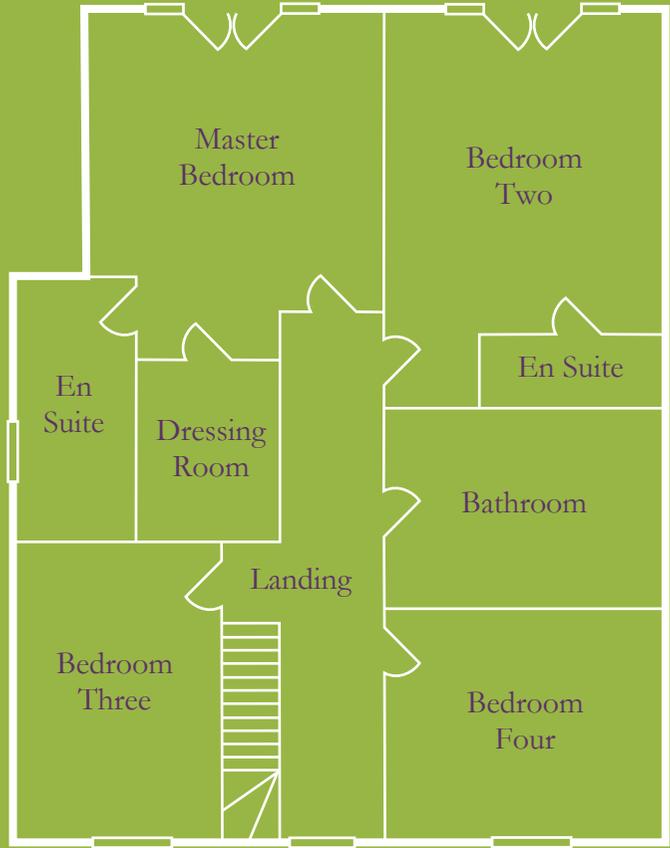
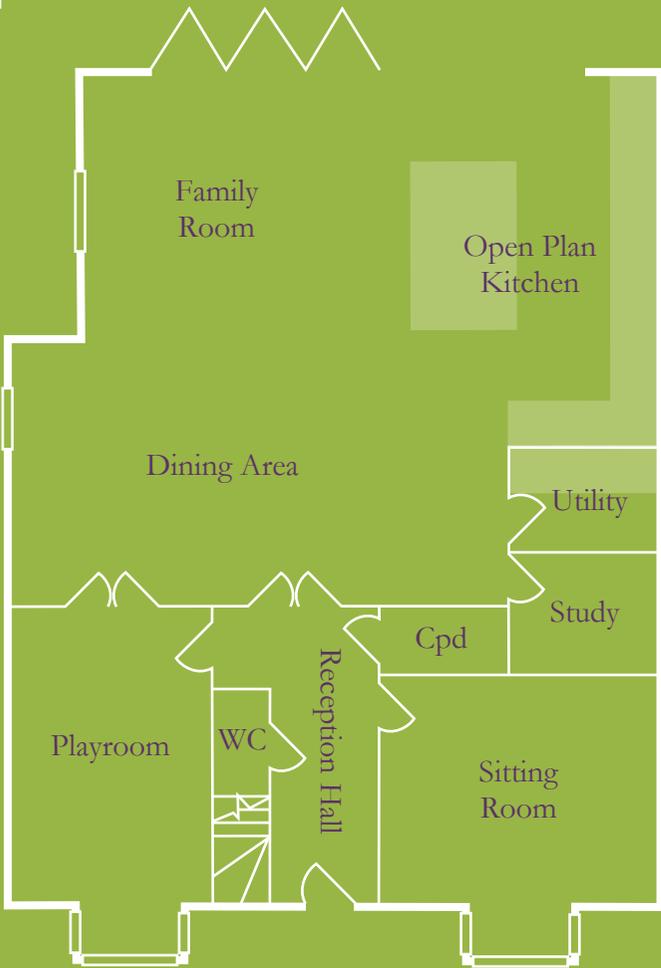
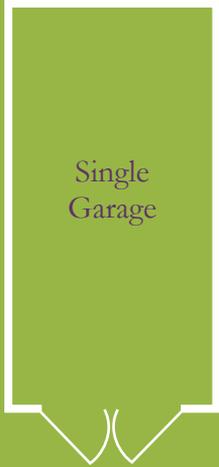
Bedroom Three 4.17 x 2.85m (approx. 13'8 x 9'4)
With a window to the front, engineered oak flooring and loft access point

Bedroom Four 3.79 x 3.18m (approx. 12'5 x 10'5)
A fourth double bedroom having window to the front

Luxury Bathroom 3.77 x 2.77m (approx 12'4 x 9'1)
Fitted with another modern suite comprising twin wash basins set to vanity unit, low level WC, double ended bathtub and walk in shower, with engineered oak flooring and tiled splash backs







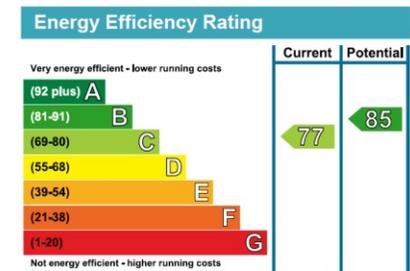


Outside

Set back from Main Road beyond an attractive courtyard frontage, the property benefits from a gated driveway providing parking for three vehicles, with access into the **Oak Framed Detached Garage** 5.56 x 2.9m (approx 18'2 x 9'6) beyond which offers potential to be converted into a double if required. Gated access leads into:

Landscaped Gardens

The rear benefits from a south-west aspect and enjoys plenty of sunshine throughout the day. Having been thoughtfully designed and cultivated, the bifold doors from the kitchen are laid to a deck terrace, sunken seating area with fire pit, a covered oak framed dining area and an outdoor kitchen, featuring a range of fitted storage, a fitted BBQ and smoker, fitted cooler and spaces for a fridge and pizza oven. Sleepers lead down to well tended lawns which overlook open fields and countryside beyond. The rear of the property benefits from exterior power, lighting and a water point as well as an excellent degree of privacy to all sides



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.