



Sunny Breeze, Anslow Road, Hanbury, DE13 8TJ



Enjoying a tranquil setting with open views to all aspects is Sunny Breeze, an elegant double fronted Victorian home benefitting from recently remodelled and refurbished interiors, four bedrooms and a generous third of an acre plot. Showcasing beautifully presented interiors, this detached country home has received recent upgrades to include a remodelled and refitted kitchen, new bathroom, new radiators throughout and a replaced oil tank. The interiors comprise briefly reception hall, two reception rooms, open plan living and dining kitchen, utility and cloakroom to the ground floor, with four bedrooms serviced by a master en suite and refitted bathroom to the first floor. Outside, the gated driveway providing ample parking and access into a detached double garage, and the property sits well within an immaculate landscaped garden plot extending to a generous third of an acre.

Sunny Breeze lies within the popular village of Hanbury, a charming rural location home to amenities including a public house and restaurant and a playing field. The beautiful setting is renowned for outdoor pursuits and the picturesque Derbyshire Dales can be reached within a short drive. Further facilities can be found in Tutbury where there are an array of traditional pubs, shops, cafes and the historic Tutbury Castle, and Burton on Trent offers supermarkets, shopping centres, a cinema and a train station. The property resides within catchment for Newborough Primary School which feeds into John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The property is within easy reach of various commuter routes such as A515, A38 and A50 and the international airports of Birmingham and East Midlands both lie within a comfortable drive.

- Elegant Detached Victorian Home
- Idyllic Setting with Open Views
- Recently Refurbished & Upgraded
- Open Plan Living & Dining Kitchen
- Sitting Room & Study
- Reception Hall, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite & Refitted Bathroom
- Parking & Detached Double Garage
- Generous 0.3 Acre Garden
- Outstanding School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

Double doors open from the front aspect into the **Reception Hall**, having original Minton tiles, a wide staircase rising to the first floor and doors opening into:

**Sitting Room** 3.88 x 3.82m (approx 12'8 x 12'6)  
A well presented reception room having a window to the front aspect and a traditional wood burning stove set to reclaimed quarry tiled hearth

**Study** 3.78 x 2.68m (approx. 12'4 x 8'9)  
A useful space ideal as a playroom or home office, having window to the front aspect and a range of fitted shelving

**Open Plan Dining & Living Kitchen** 10.2 x 3.6m (approx. 33'5 x 11'9)  
Having been remodelled and refitted, this open plan space is formed by a farmhouse style kitchen, dining area and family room. The **Kitchen** comprises a range of painted base units with granite worktops over, housing an inset Belfast sink, integral dishwasher, space for a fridge freezer and a recess housing a Rangemaster cooker with induction hob. There is a window to the front, double doors from the hallway open into a useful **Pantry** and a granite topped island provides further workspace and storage. Stone flooring extends into the **Dining Area** which in turn leads to the **Family Room** where there is a picture window overlooking the garden, a further window to the side and double doors out to the terrace

**Utility** 3.27 x 1.86m (approx. 10'8 x 6'1)  
Fitted with a range and base units housing an inset sink with side drainer and space for a washing machine. The utility has stone flooring, windows to two sides, a door out to the side aspect and tiled flooring. A door opens into:

**Cloakroom**  
Fitted with wash basin, WC, a chrome heated towel rail and stone flooring. The Worcester boiler is also housed in here





Stairs rise to the first floor **Landing** where doors open into:

**Master Bedroom** 3.9 x 2.94m (approx. 12'9 x 9'7)  
A spacious principal bedroom having window to the front aspect, a range of fitted wardrobes and a recess housing a dressing table with additional window to the front. A door opens into:

**En Suite** 2.38 x 1.45m (approx. 7'9 x 4'8)  
Comprising a modern suite fitted with wash basin and WC set to vanity unit and a large shower cubicle, with tiled flooring, tiled walls, a fitted mirror with lighting and a chrome heated towel rail

**Bedroom Two** 3.72 x 3.6m (approx. 12'2 x 11'9)  
Another spacious double room having dual aspect

windows with open views

**Bedroom Three** 3.88 x 3.84m (approx. 12'8 x 12'7)  
A third double room having window to the front and a period fireplace

**Bedroom Four** 3.63 x 2.57m (approx. 11'11 x 8'5)  
With windows to the rear aspect

**Bathroom** 2.47 x 2.29m (approx. 8'1 x 7'6)  
Refitted with a traditional suite having pedestal wash basin, WC, walk in shower and clawfoot bathtub, having tiled flooring, half tiling to walls, a traditional radiator with towel rail and a window to the rear





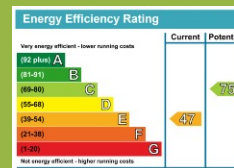
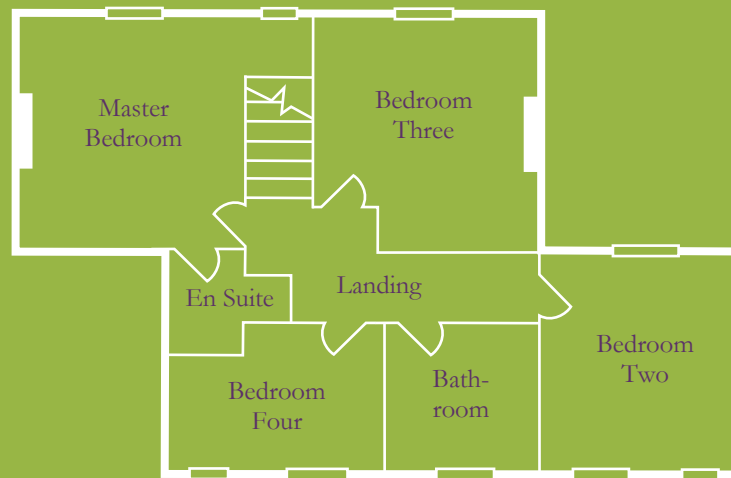
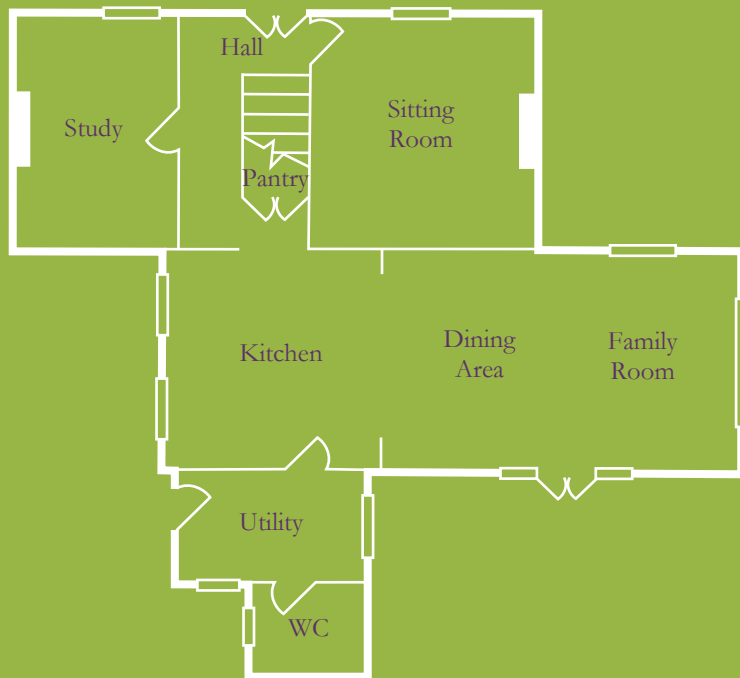
### Outside

Sunny Breeze lies on the rural outskirts of Hanbury in a tranquil spot enjoying open views to all sides. The gated driveway provides parking for a number of vehicles as well as access into a **Car Port** and the **Detached Garage**, with a paved pathway leading to a door opening into the **Utility**. There is a useful storage area/additional parking space to the side of the garage and the driveway leads into the gardens

**Double Garage** 6.44 x 5.83m (approx. 21'1 x 19'1)  
Having twin manual entrance doors, power, lighting and a courtesy door to the side aspect

### Gardens

Extending to three sides of the house, the beautifully tended gardens are laid to shaped lawns edged with an abundance of foliage and shrubs. A low hedge encloses the boundary allowing for the open views to be appreciated and there is a secluded paved terrace providing an ideal spot for outdoor entertaining. There is a charming well to one side of the garden, the exterior features lighting and a water point and a pathway leads from the front door to a gate out to the lane



**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.