



Taora, 10 Ashby Road, East, Bretby, DE15 0PT



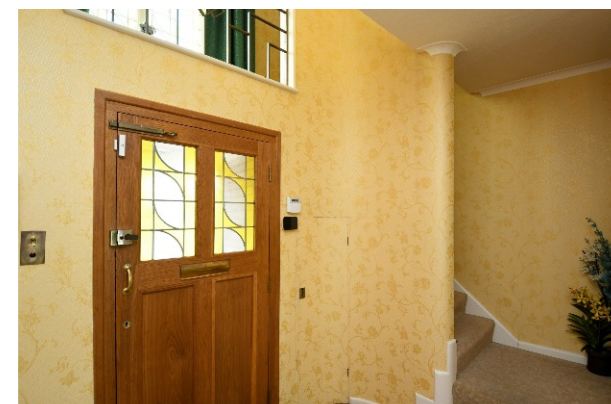
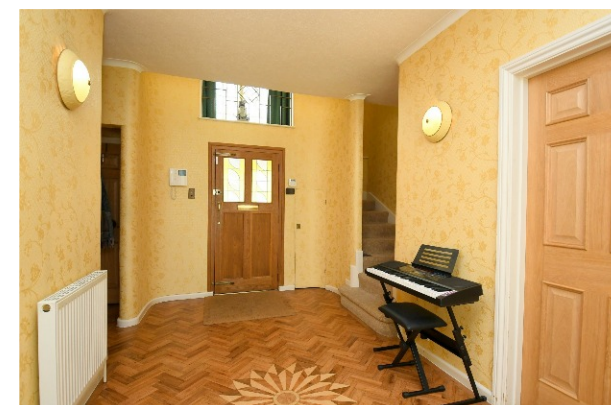
Set on the popular Ashby Road East is Taora, an impressive 1930s Art Deco inspired residence showcasing generously extended interiors, five good sized bedrooms plus a ground floor bedroom/annexe, and a mature south facing garden plot. Comprising extensive accommodation set over two floors, this imposing detached home offers a versatile layout lending itself to conversion into ancillary accommodation or a home-run business. The interiors comprise briefly reception hall, four spacious reception rooms, breakfast kitchen utility, shower room and ground floor bedroom, with five bedrooms plus a study set off the first floor landing. The master bedroom is serviced by an en suite/dressing room with a family bathroom

and shower room servicing the additional bedrooms. Outside, Taora is set beyond a secure electric gated entrance where there is ample parking to the front aspect as well as access into the double garage. The south facing gardens wrap around the property and enjoy privacy to all sides, with open countryside views also being appreciated to the rear. Taora is serviced by full double glazing and mains gas central heating.

Ashby Road East is a desirable address set on the outskirts of Burton on Trent lined with impressive traditional residences, set just minutes from both local amenities as well as the stunning surrounding countryside. The location lies a short drive from the market town

centre of Burton on Trent which is home to shopping centres, supermarkets, pubs, restaurants and various other leisure and convenience facilities. The property lies within the catchment area for St Edwards Catholic Primary School which feeds into William Allitt High School. The property is ideally positioned for travel along the A38, A511, A444 and M42 and a rail station in Burton provides direct links to Birmingham and London. The international airports of Birmingham and East Midlands are also within an easy drive.

- Imposing 1930s Art Deco Residence
- Generously Extended & Versatile Interiors
- Potential for Home Office/Annexe
- Generous Plot with Countryside Views
- Four Spacious Reception Rooms
- Breakfast Kitchen & Utility
- Reception Hall, Shower Room & WC
- Five Double Bedrooms & Study
- Bathroom, Shower Room & Master En Suite/Dressing Room
- Ground Floor Bedroom/Office/Annexe
- South Facing Gardens
- Gated Entrance, Ample Parking & Double Garage
- Open Rural Views to Rear Aspect
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



The traditional oak and stained glass entrance door leads into this spacious **Reception Hall** 4.82 x 2.42m (approx. 15'9 x 7'11) having Amtico herringbone style flooring, staircase rising to the first floor and doors opening into:

Lounge 5.85 x 4.63m (approx. 19'2 x 15'2)

A spacious reception room having triple aspect windows and a gas fireplace

Garden Room 6.45 x 3.94m (approx. 19'2 x 15'2)

A superb living space having windows to three sides, tiled flooring, impressive tall ceilings and double doors out to the gardens

Sitting Room 4.45 x 3.94m (approx. 14'7 x 12'11)

Another attractive living room having window to the rear, Amtico flooring and a gas fireplace. Double doors open into:

Dining Room 4.15 x 3.47m (approx. 13'7 x 11'4)

With double doors out to the rear garden, a window to the side and Amtico flooring

Breakfast Kitchen 6.53 x 4.23m (approx. 21'5 x 13'10) – max

Comprising a range of wall, base and full height units housing an inset double sink and integral appliances including a dishwasher, double oven and gas hob. There is a window to the front and a quirky fitted breakfast bar with feature lighting above. Doors open into:

Utility 2.63 x 1.92m (approx. 8'7 x 6'3)

Having a door out to the rear garden, tiled flooring and space for a fridge freezer. A useful cupboard houses space for a washing machine and tumble dryer as well as the Worcester mains gas fired boiler

Shower Room 2.62 x 1.07m (approx. 8'7 x 3'6)

Comprising a modern white suite having fitted wash basin, WC and double shower, with tiled flooring, tiled walls and a chrome heated towel rail

Bedroom/Office/Annexe 4.77 x 3.7m (approx. 15'7 x 12'1)

Off the **Kitchen**, a door opens into this generous ground floor bedroom/home office suite, having window to the front, door to the front and a courtesy door into the garage. this space, along with the shower room, could easily be converted into ancillary accommodation for a dependant relative





Stairs rise to the first floor accommodation, where there is a stained glass window to the front and a feature gallery overlooks the hallway below. Doors open from the main **Landing** into:

Master Bedroom 4.23 x 3.96m (approx. 13'10 x 12'11)

A generous principal bedroom having windows to the rear overlooking the gardens and views beyond and fitted storage including drawers and bedside tables. With private use of:

En Suite/Dressing Room 3.9 x 3.5m (approx. 12'9 x 11'4)

A well-designed space fitted with a white suite having wash basin set to vanity units, WC and bathtub with shower unit over. Fitted furniture includes wardrobes, a dressing table and storage

Bedroom Four 5.88 x 3.45m (approx. 19'3 x 11'3)

With dual aspect windows overlooking idyllic views, Amtico flooring and a range of fitted wardrobes and bedroom furniture

Bedroom Five 3.0 x 2.4m (approx. 9'10 x 7'10)

With fitted wardrobes and a window to the rear

Bathroom 3.2 x 2.87m (approx. 10'5 x 9'4)

Fitted with a modern suite having wash basin, WC, corner bathtub and double shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the front

Steps lead down to the **Inner Landing** to the extension where there is ample space for use as a sitting area. There are a range of mirror fronted wardrobes and doors open into:

Bedroom Two 5.67 x 4.8m (approx. 18'7 x 15'8)

Another spacious double room having dual aspect windows, skylights, two fitted wardrobes and fitted bedroom furniture and storage

Bedroom Three 3.22 x 3.07m (approx. 10'6 x 10'0)

A double room having window to the rear and a walk in wardrobe with fitted drawers and a skylight

Shower Room 2.73 x 2.05m (approx. 8'11 x 6'8)

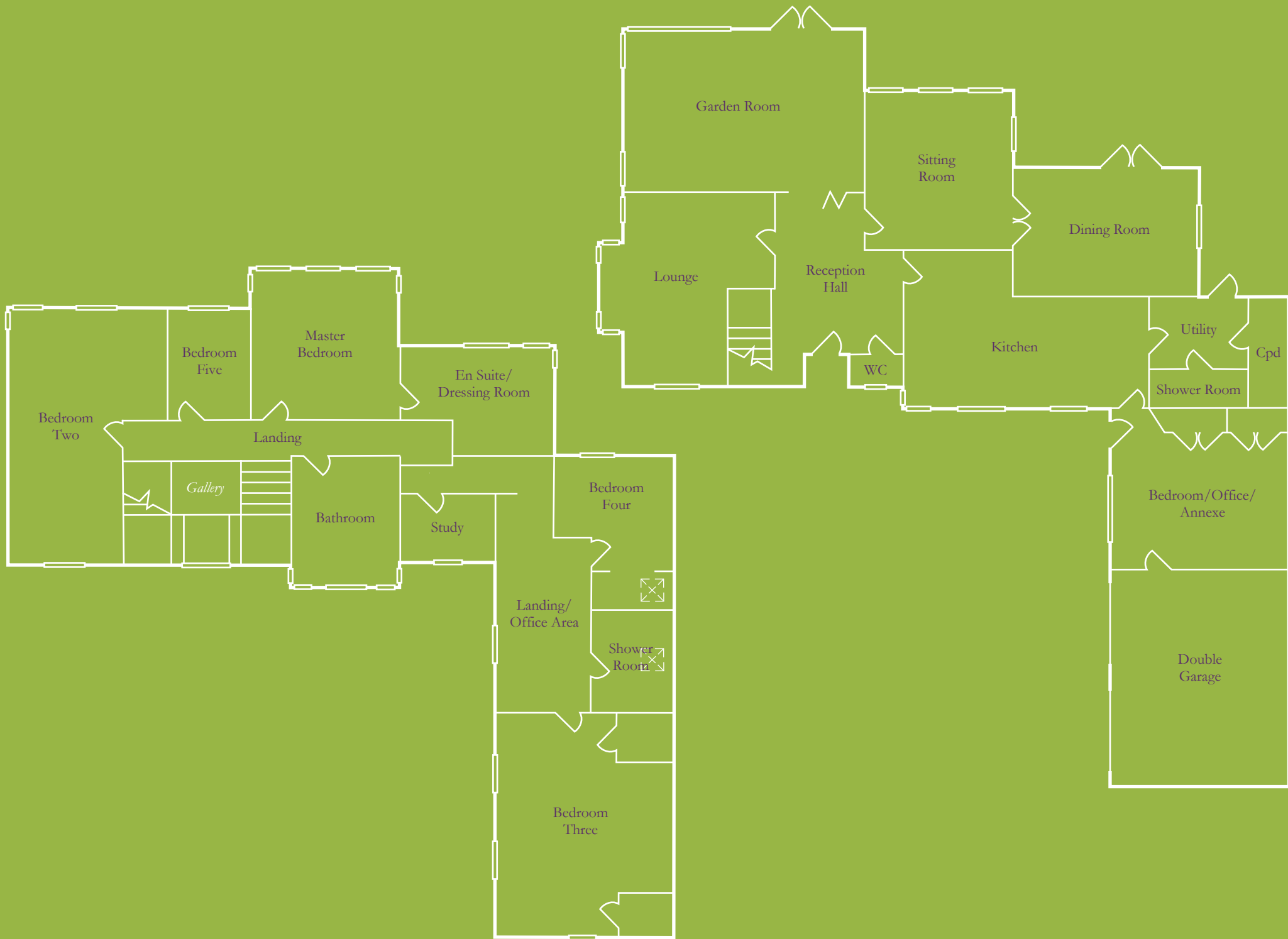
Fitted with a white suite having wash basin, WC and shower, with tiled flooring, tiled walls, a chrome heated towel rail, fitted vanity storage and a skylight

Study 2.4 x 1.84m (approx. 7'10 x 6'0)

Having window to the front, a fitted desk and fitted wardrobes









Outside

Gated access opens from Ashby Road East into the expansive driveway where there is parking for a number of vehicles as well as access into the garage. Well tended borders extend to the front aspect, lawns extend to the side and there is a useful paved storage area to the other side

Double Garage 5.73 x 4.98m (approx. 18'9 x 16'4)

Having manual twin entrance doors, power and lighting

South Facing Gardens

Extending to a generous size, the rear garden is laid to an elevated paved terrace, lawns and mature borders. being safely enclosed to all sides, the garden enjoys a superb degree of privacy and has outside lighting and an exterior water point

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.