



6 Tower Road, Burton on Trent, DE15 0NL

Offered with no upward chain is this traditional detached 1920 bungalow, benefitting from beautifully presented and deceptively spacious interiors, three double bedrooms and an outstanding garden plot enjoying far-reaching views. Showcasing a wealth of character throughout including impressive tall ceilings, original doors and traditional coving, this immaculate detached bungalow has been thoughtfully refurbished over time to create versatile accommodation ideal to suit either downsizers, a professional couple or a family. The interiors comprise briefly porch, reception hall, lounge with wood burning stove, open plan kitchen, conservatory and utility room, with three double bedrooms

serviced by a shower room and a luxury Jack & Jill en suite bathroom. Outside, the generous plot has parking for a number of vehicles and a single garage to the front, with established lawned garden set to the rear. The bungalow sits at an elevated position overlooking tranquil panoramic views, and the plot enjoys much privacy to all sides.

Tower Road is a desirable lane set on the outskirts of Burton on Trent lined with attractive traditional residences, set just minutes from both local amenities as well as the stunning surrounding countryside. The property 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 or Birmingham and East Midlands are also within an easy drive.

- Traditional Detached 1920s Bungalow
- Wealth of Space & Character
- Private Plot with Panoramic Views
- Offered with No Upward Chain
- Stunning Reception Hall
- Open Plan Kitchen
- Porch & Utility Room
- Two Reception Rooms
- Three Double Bedrooms
- En Suite Bathroom & Shower Room
- Single Garage & Ample Parking
- Generous & Secluded Gardens
- Open Views towards Peak District
- Mains Gas CH & Full Double Glazing

Traditional double doors open into the recessed Porch, which in turn leads into:

**Reception Hall** 4.64 x 3.62m (approx. 15'2 x 11'10)

A stunning welcome to this individual 1920s home, having impressive tall ceilings, oak flooring which extends throughout the property, and a bay window to the front aspect. This space is ideal as a formal dining hall, study or playroom, and doors lead into:

**Lounge** 5.07 x 3.92m (approx. 16'7 x 12'10)

A spacious reception room having bay window with character arch above, further window to the side and a wood burning stove set to granite hearth

**Open Plan Kitchen** 5.03 x 3.23m (approx. 16'6 x 10'7)

Fitted with a range of modern wall and base units housing an inset sink with side drainer, and integrated appliances including dishwasher, oven and induction hob. There is a window to the side aspect enjoying rural views, and a door opens into the utility room. An opening leads through to:

**Conservatory** 3.5 x 2.8m (approx. 11'5 x 9'2)

An ideal dining room or second lounge, having double doors out to the side and windows with pleasant views over gardens and countryside beyond

**Utility** 2.65 x 2.3m (approx. 8'8 x 7'6)

Fitted with modern wall and base units housing spaces for appliances including an American fridge freezer, washing machine and tumble dryer. A door opens out to the side







Doors from the **Reception Hall** open into:

**Master Bedroom** 4.15 x 3.9m (approx. 13'7 x 12'9)

A spacious principal bedroom having a window to the rear enjoying rural views, and access into:

**En Suite Bathroom** 2.55 x 2.46m (approx. 8'4 x 8'1)

Comprising a contemporary suite having fitted wash basin, WC, double ended bathtub and wet room style shower, with tiled flooring, a heated towel rail, electric under floor heating and an obscured window to the rear. A door opens into the **Reception Hall** giving Jack & Jill access into the bathroom

**Bedroom Two** 4.15 x 3.3m (approx. 13'7 x 10'9)

Another generous bedroom having window to the front aspect

**Bedroom Three** 4.2 x 2.56m (approx. 13'9 x 8'4)

A third double bedroom having window to the side

#### **Shower Room**

Comprising a white suite having fitted wash basin, WC and shower, with tiled walls, an obscured window to the side and a chrome heated towel rail









### Outside

The property is set back from the lane beyond a generous frontage, having a block paved driveway providing parking for numerous vehicles to both the front and side aspects. There is gated access leading into the rear garden, and mature foliage provides privacy to the front

**Single Garage** 4.84 x 2.54m (approx. 15'10 x 8'4)  
With manual entrance door, power and lighting

### Gardens

The rear garden extends to a generous size and enjoys complete privacy to all sides, as well as overlooking idyllic and far-reaching views towards Winshill church and the Peak District beyond. A paved terrace provides ample space for outdoor seating, and sloping lawns are edged with neatly maintained hedges and foliage. There is an exterior water point and

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   C    |
| 55-68 | D             | 58   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.