



**Albury Lodge  
accessed off  
Ashby Road  
Burton Upon  
Trent  
Staffordshire  
DE15 0LQ**

**Price £485,000**

- Superb location
- Generous plot with beautiful gardens
- NO UPWARD CHAIN
- Two good size reception rooms
- Breakfast kitchen
- Study area
- Three/Four bedrooms
- Ensuite, family bathroom and guest cloakroom
- Cellar
- Photovoltaic panels



## GENERAL INFORMATION

### THE PROPERTY

Superbly situated and with NO UPWARD CHAIN is this substantial family residence set in an elevated position by the Tennis Club off a long driveway accessed from Ashby Road . The property sits within beautiful mature gardens, and internally, the residence has a superb contemporary feel with some very nice Scandinavian-style touches. The gas central heated accommodation has double painted timber doors giving access into the lobby, with a door opening into a good-sized study and hallway, as well as a useful boot cupboard and parquet flooring. From the hallway, stairs rise to the first floor, and a guest cloakroom with w.c. and hand wash basin is set within a vanity unit. From the hallway a door leads through into a large lounge, offering ample space for family gatherings. The parquet flooring continues through, and there are two lovely focal points: the log-burning stove and the three windows, one of which is a deep bay offering views over the stunning grounds. A glazed door from the lounge opens out onto an undercover terrace ideal for entertaining and a further door leads through into the formal dining room.





The spacious dining room offers French doors opening out onto the large rear patio area and a walk-in butler's pantry, ideal for storing crockery and glass ware.

The breakfast kitchen is fitted with a range of modern units with work tops over that extend to create a peninsular breakfast bar area. The worktops also incorporate a one and a quarter sink and gas hob. The modern fitted units include base cupboards, larder cupboards, glazed display cupboards and wall mounted cabinets. Windows look out to the front aspect and a door leads out into the rear hallway. From here there is a rear door out to the drive, a storage cupboard with shelving and a timber door down to the cellar. The cellar is also the power room where

the boiler, emersion heater and photovoltaic control panels are sited. There is space and plumbing for a washing machine, further space for white goods and a walk in pantry with shelving.

On the first floor, the landing features a large window out to the front aspect offering views and doors off to all bedrooms. The principal bedroom is a great size with a full-height sloped roof, Velux skylights and windows that look out over the rear garden. The en-suite is equipped with a bath with shower over, w.c and wash hand basin. There is also a Velux skylight. On this floor are two further excellent-sized double bedrooms both offering lovely light accommodation with views over different angles of the gardens. On the

first floor is also a fourth occasional bedroom, or reading room, or just a quiet space with French doors that open out onto a balcony with space for a bistro table with chairs and views over the garden. A perfect place to spend early Sunday morning hours with a coffee and enjoying the views over the garden. Finishing off the accommodation on this floor is the family bathroom that is fitted with a modern suite comprised of a bath with shower over, a range of built-in vanity storage cupboards with fitted WC and wash hand basin.

Outside there is space for vehicular parking and a wrought iron gate that leads into the garden. A spectacular site and a true feature of the property, with extensive gardens wrapping round





two sides of the property. There is a plethora of mature trees and shrub planting, ample areas for a kitchen garden and two sheds and a greenhouse. There is a large patio for entertaining, sweeping lawns, seating areas, a perfect place for family weekends

#### LOCATION

The property is accessed off a long driveway from Ashby Road serving two further properties. It neighbours the tennis club. This location offers good access into Burton upon Trent's town center with everyday shopping and leisure facilities. There is a bus service, schooling for all ages, and local convenience stores.

#### ACCOMMODATION

##### LOBBY

##### STUDY AREA

3.61 x 2.74 (11'10" x 9'0")

##### HALLWAY

##### GUEST CLOAKROOM

0.87 x 1.94 (2'10" x 6'4")

##### LARGE FAMILY LOUNGE

7.98 x 4.65 (26'2" x 15'3")

##### DINING ROOM

3.63 x 4.63 (11'11" x 15'2")

##### STORE ROOM

1.58 x 4.63 (5'2" x 15'2")

##### BREAKFAST KITCHEN

2.15 x 7.06 (7'1" x 23'2")

##### REAR LOBBY

1.02 x 3.27 (3'4" x 10'9")

##### CELLAR

7.41 x 2.08 (24'4" x 6'10")

##### CELLAR PANTRY

2.07 x 2.29 (6'9" x 7'6")

##### FIRST FLOOR ACCOMMODATION

##### LANDING

##### PRINCIPAL BEDROOM

4.62 max 2.76 min x 5.35 (15'2" max 9'1" min x 17'7")

##### ENSUITE

2.12 x 1.72 (6'11" x 5'8")

##### BEDROOM 2

3.06 x 4.67 (10'0" x 15'4")

##### BEDROOM 3

3.61 x 3.95 (11'10" x 13'0")

##### OCCASIONAL BED 4/READING ROOM

4.24 x 2.14 (13'11" x 7'0")

##### BATHROOM

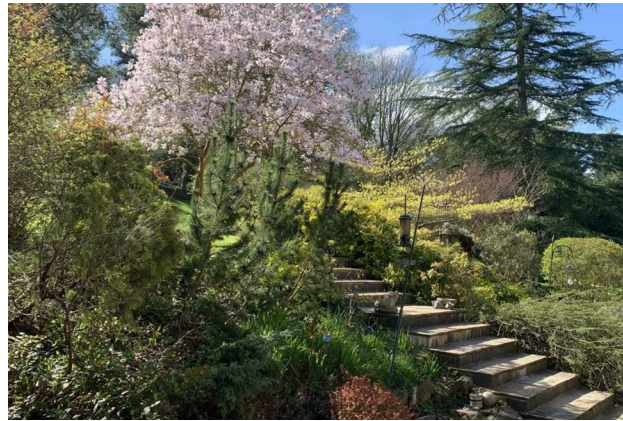
2.69 x 2.33 (8'10" x 7'8")

##### AGENTS NOTE

The property benefits from Solar panels. Please ask the selling agent for information concerning the tariff.

##### TENURE

Our client advises us that the property is



freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

East Staffordshire Borough Council - Band F

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### CURRENT UTILITY SUPPLIERS

Gas - Mains

Electric - Mains

Water - Mains

Sewage - Mains

Broadband supplier BT

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### BROAD BAND SPEEDS

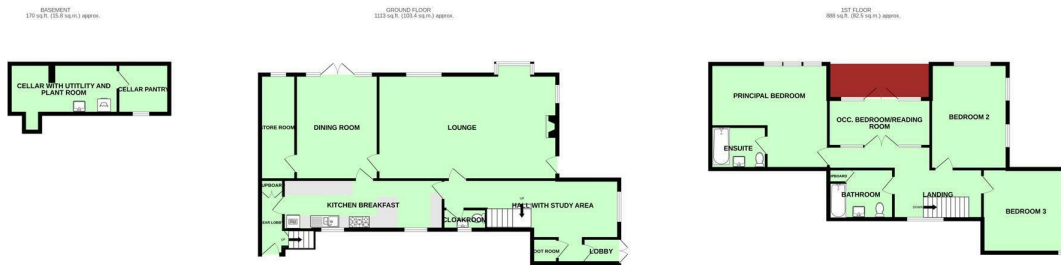
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/JLW April 2023)/A

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk



TOTAL FLOOR AREA : 2171 sq.ft. (201.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>62</b>	
England & Wales	EU Directive 2002/91/EC