



Eton Road, Burton-On-Trent, DE14 2SW

Nicholas
Humphreys

Asking Price

£299,950

A deceptively spacious and extended three-bedroom detached family home, occupying a substantial and established plot along Eton Road in Burton-on-Trent. Set well back from the road behind electrically operated gate, the property benefits from an extensive driveway providing ample off-road parking for numerous vehicles leading to a garage.

The generously proportioned accommodation includes a welcoming reception hallway, guest cloakroom, impressive open-plan lounge diner with feature fireplace, delightful garden room overlooking the rear garden, kitchen diner and separate utility room. To the first floor are three bedrooms, including two generous doubles, together with a modern fitted shower room and access to a fully boarded loft providing useful additional storage.

A particular highlight is the extensive rear garden, offering an excellent degree of privacy with a large lawn, mature trees and established borders, vegetable patch, greenhouse and paved patio ideal for outdoor dining and entertaining. Further gated access provides additional secure parking and access to the garage.

Offering considerably more accommodation and outside space than may first appear from the frontage, this versatile property makes an excellent family home and is conveniently positioned for access to Burton-on-Trent and its wide range of local amenities.



The Accommodation

Occupying a substantial and established plot along Eton Road, this deceptively spacious detached family home offers generously proportioned and extended accommodation, presented to a good standard throughout. Set well back from the road behind electrically operated double gate, the property enjoys an extensive driveway providing ample off-road parking for a wide variety of vehicles, together with access to the garage and extensive rear garden.

The internal accommodation opens with a welcoming reception hallway, having hard flooring, radiator and staircase rising to the first-floor accommodation. A door leads through to the guest cloakroom, fitted with a white suite comprising WC and hand wash basin, together with a window to the side elevation.

A particular feature of the home is the impressive open-plan lounge diner, extending the original depth of the property and providing an excellent family living and entertaining space. The room is centred around a feature fireplace and offers ample space for both comfortable lounge furnishings and a formal dining table and chairs. UPVC double-glazed and triple-glazed windows provide natural light from the front and side aspects.

Internal oak-framed glazed bi-fold doors open from the lounge diner into the delightful garden room, creating a natural continuation of the living accommodation. Enjoying an attractive outlook over the extensive rear garden, the garden room has UPVC double-glazed French patio doors opening directly onto the paved patio, with additional double-glazed windows either side. A glazed internal door provides access through to the kitchen diner.

The kitchen diner offers a practical and versatile arrangement, with the kitchen area providing a selection of fitted units surrounded by preparation work surfaces, together with freestanding appliance space for a cooker and fitted extractor hood above. A double-glazed window overlooks the side elevation, while open access continues through to the dining area, where there is a further range of preparation work surfaces, eye-level storage cupboards and fitted base units. An attractive UPVC double-glazed window enjoys an outlook across the established rear garden, with a door leading through to the rear porch.

The home also benefits from a separate utility room, fitted with a selection of storage units and preparation work surfaces incorporating a single-drainer sink unit. There is freestanding plumbing and appliance space for a washing machine, further appliance spaces and a double-glazed window to the side aspect. Concluding the ground-floor accommodation is the useful rear porch, which has a further single-drainer sink unit, polycarbonate roof and UPVC entrance door providing direct access into the rear garden. An internal door also provides convenient access into the garage.

To the first floor, a spacious landing has a UPVC double-glazed window providing natural light and a drop-down loft ladder giving access to a partially boarded storage loft, offering an abundance of additional storage space. The principal master bedroom is positioned across the front elevation of the home and is a generously proportioned double room, benefitting from built-in triple wardrobes with mirrored sliding doors and a UPVC double-glazed window. The second bedroom is another well-proportioned double room, positioned to the rear elevation and enjoying an attractive outlook across the extensive and established rear garden. The third bedroom is positioned to the front aspect and provides a versatile space suitable as a guest room or home office.

Completing the first-floor accommodation is the modern fitted shower room, comprising a low-level WC, hand wash basin and generous walk-in shower enclosure with fitted glass screen and thermostatic twin-head shower.

Outside
The outside space is undoubtedly one of the standout features of this family home. To the front, the property is set well back from Eton Road behind a electrically operated double gate, opening onto a substantial driveway providing extensive off-road parking for numerous vehicles. Further double gates provide additional secure parking and access through to the rear of the property and the extensive garden beyond. The impressive rear garden provides a wonderful setting for family life and outdoor entertaining, being predominantly laid to lawn with well-established planted borders, mature trees and a variety of established planting. There is also a dedicated vegetable patch and greenhouse, while a paved patio immediately to the rear of the property provides an ideal space for outdoor seating, dining and entertaining. The size, maturity and established nature of the garden provides a good degree of privacy and makes the outside space a particular highlight of the home.

Deceptive from its frontage, this individual detached property offers an abundance of extended ground-floor living accommodation combined with three bedrooms, extensive parking and a substantial established rear garden. Ideally suited to the growing family, the home is also conveniently positioned for access to the wide range of amenities and facilities available within Burton-on-Trent. All viewings are strictly by appointment only.

Reception Hallway

Guest Cloakroom

Lounge Diner

22'7 x 11'11

Garden Room

11'11 x 9'10

Kitchen

9'8 x 8'11

Dining Area

9'5 x 8'5

Utility Room

9'2 x 4'3

Rear Porch

10'2 x 5'10

Bedroom One

12'9 max x 11'10 max

Bedroom Two

10'9 x 8'9

Bedroom Three

8'11 x 8'0

Shower Room

7'9 max x 5'4 max

Garage

18'5 x 10'8

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure. Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



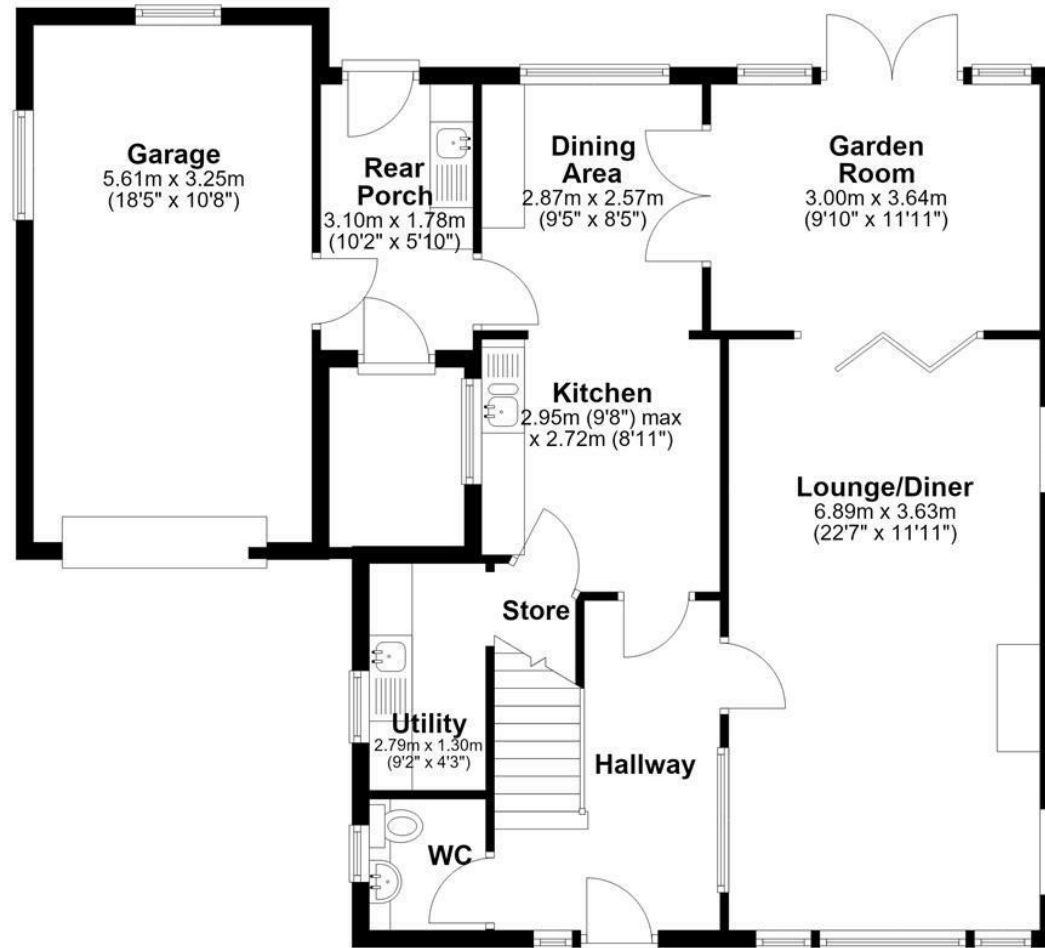




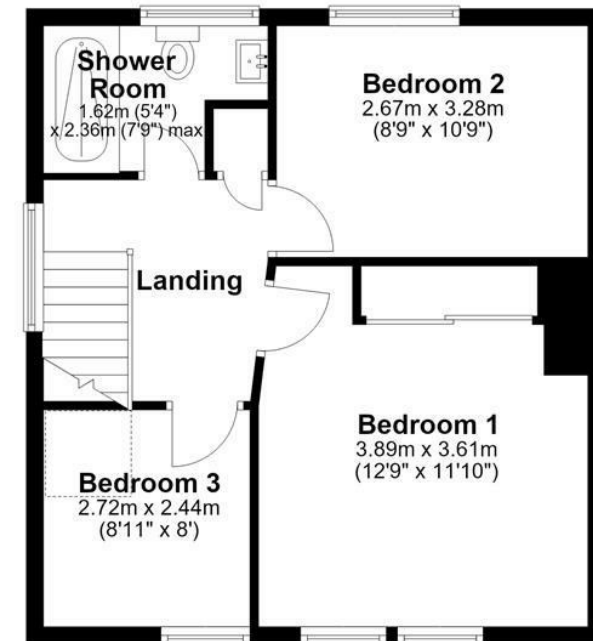




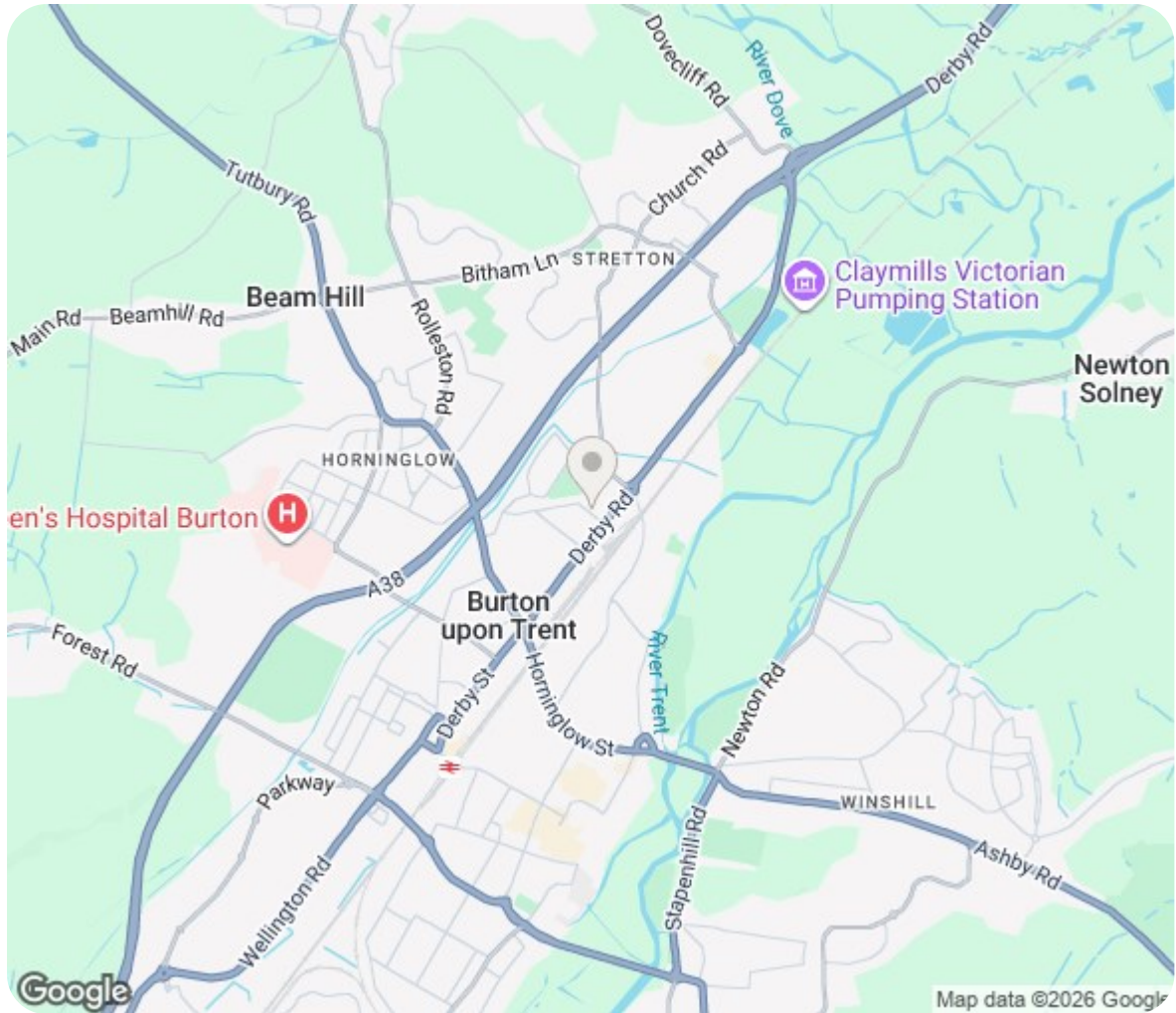
Ground Floor



First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band C Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From October 2026 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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