

Holme Farm Avenue

Stapenhill, Burton-on-Trent, DE15 9EG

John 
German





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£250,000

Set in a highly convenient location with shops and amenities close by is this impressive extended detached family home perfect for a family with schools for all ages close by. Highlights include two reception rooms plus conservatory, smart fitted kitchen, three bedrooms, family bathroom, driveway and garden.

No upward chain.



Situated in a popular part of Stapenhill perfectly placed for schools of all ages and offering an excellent family home. There is a Co-op store just around the corner, together with a doctors, pharmacy and fish and chip shop. The property is within easy walking distance of Stapenhill Gardens with riverside walks and Burton-on-Trent town centre is just a couple of minutes' drive away.

Set behind a good expanse of driveway providing ample off road parking with gated side access leading through to a carport which in turn leads to a lovely rear garden. A side entrance door opens into the entrance hall having staircase off to first floor and doors leading off.

The lounge occupies the full front width of the property with large picture window framing views to front and a fire surround providing the focal point. Glazed double doors open through into a good sized dining room having an archway onto a further study area created by an extension. From here, patio doors open into a conservatory having views across the rear garden. The kitchen is fitted with a range of and eye level units with work surfaces over, integrated eye level double oven and hob, space for further appliances, window framing views across the rear garden and door opening out to rear.

To the first floor, the landing with window to side has doors leading off to three bedrooms. The master is a particularly impressive and spacious double with a large picture window framing views to front and fitted wardrobes providing plenty of storage across one wall. Bedrooms two and three both have views to rear. All three bedrooms share a family bathroom with a suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

The rear garden is paved for low maintenance with established shrubs and a timber shed. The property also has a useful carport to side.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

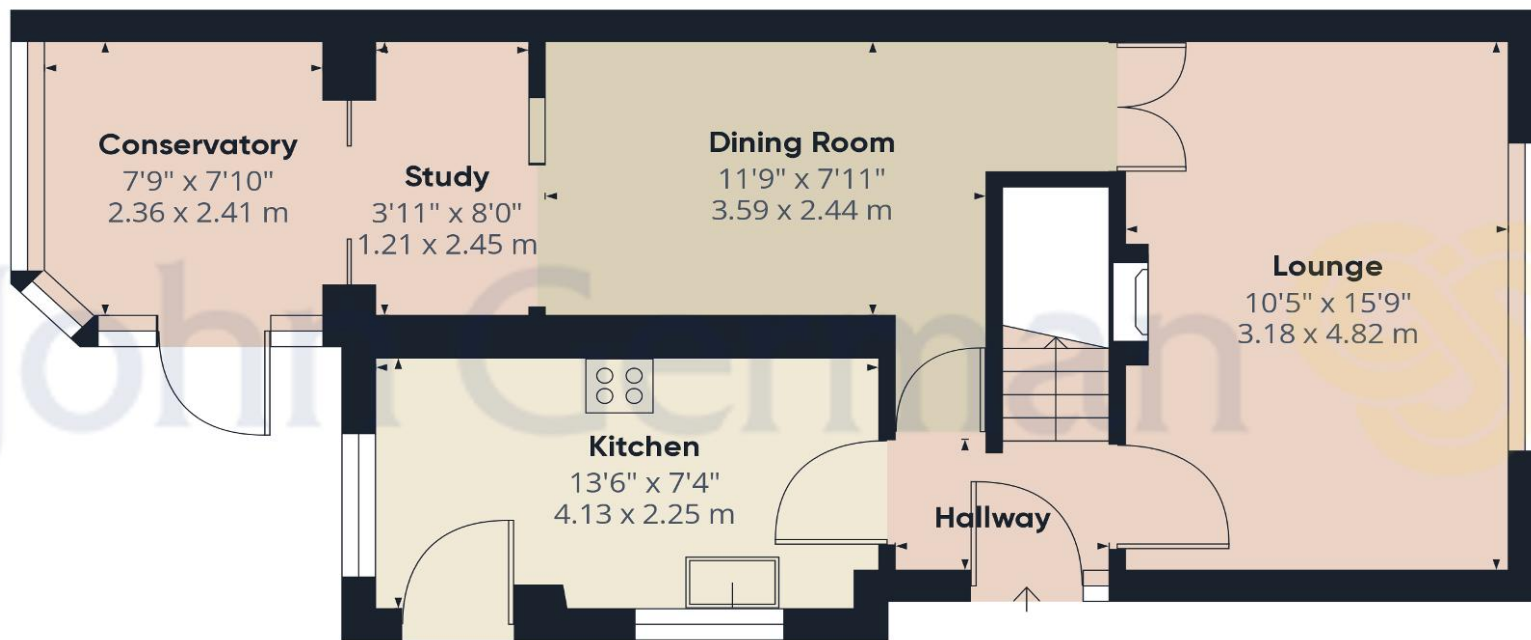
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/22052024

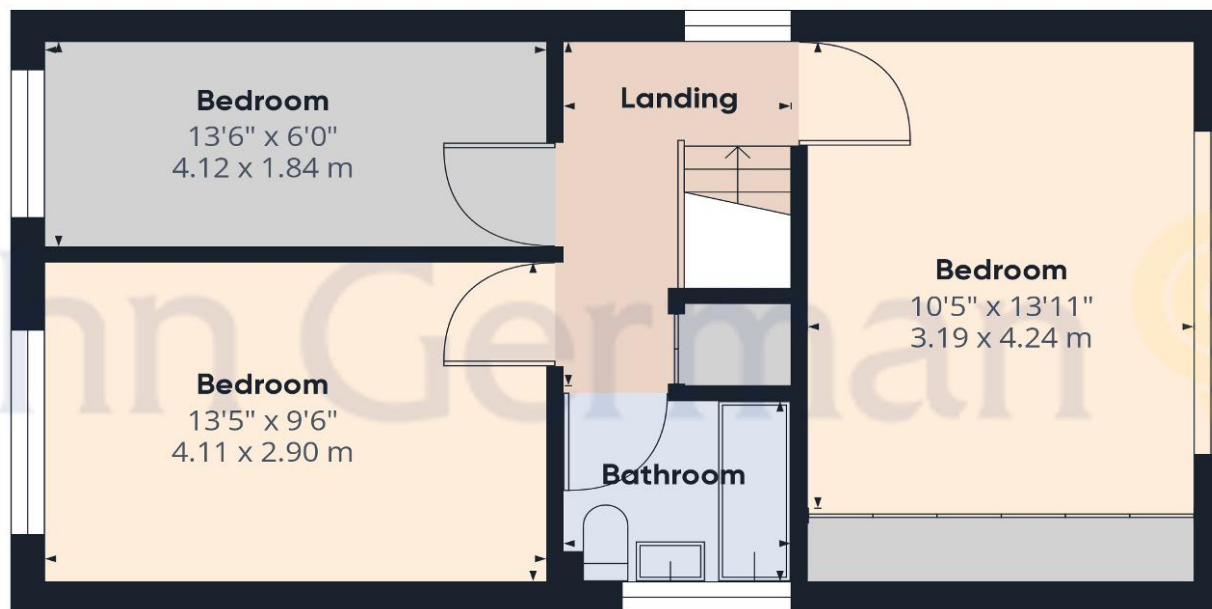
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1002.97 ft²

93.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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