

Hargate Road

Stapenhill, Burton-on-Trent, DE15 9GH

John 
German





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£425,000

A wonderful detached home with an extension creating an amazing open plan kitchen/dining/living room plus 2 reception rooms, 4 bedrooms, 2 en suites, a refitted family bathroom, large drive and garage.



This beautiful home has been extended to offer well designed accommodation ideal for family living. It is in a popular location handy for schools of all ages, a Tesco convenience store is in walking distance and only a short drive away from Burton town centre.

Accommodation - Step inside the welcoming reception hall providing a welcome introduction to this lovely home. We start with the outstanding open plan living and dining kitchen that opens out to the rear garden, perfect for families and entertaining. There are a range of smart gloss base and eye level units complemented by contrasting work tops and a matching island unit also incorporates a breakfast bar. Ceiling spotlights run across the room and there is plenty of space for both soft seating and dining furniture.

A utility room leads off with additional units, appliance space and a door to the side.

There are two separate reception rooms including a light and spacious living room having a bay window to the front and a focal point fireplace. The second reception offers an ideal home office/snug or kids playroom.

Completing the ground floor is a modern two piece guest's cloakroom.

Climb the stairs to the first floor where the generous master bedroom has fitted wardrobes and its own en suite shower room. Bedroom two also has the luxury of its own en suite shower room.

Bedrooms three and four are also double sized rooms and share the recently refitted bathroom having a bath, WC and wash basin set into a vanity unit complemented by contemporary wall tiling.

The rear garden enjoys plenty of sunshine having a wide paved patio with neatly maintained shaped lawn beyond. Side access leads to the front that has a good sized driveway and garage with up and over door plus a pedestrian door to the rear garden. The property is situated at the top of a private drive providing just two properties.

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

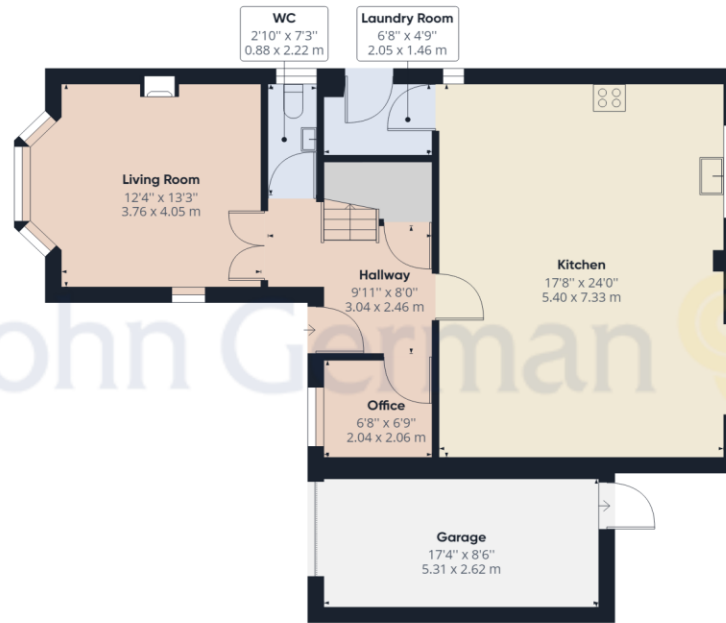
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/16062023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1669.31 ft²

155.08 m²

Reduced headroom

40.09 ft²

3.72 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



