

# Hargate Road

Stapenhill, Burton-on-Trent, DE15 9GH

John German



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£400,000

A fantastic home standing on a choice plot with open views to front together with large gardens and highlights including a cosy lounge, refitted luxury kitchen/diner plus refitted utility room, master with refitted en suite, three further bedrooms and a refitted family bathroom, ready for a buyer to add the finishing touches.



This fantastic family home occupies a choice plot on the popular Brizlincote Valley estate with superb views to the front along with a generous drive and large rear garden. The current owner has made significant improvements including a refitted kitchen, en suite, guest's cloakroom and family bathroom, leaving the buyer with the opportunity to finish the decorating in the bedrooms and landing.

Brizlincote Valley offers convenient access to local schools, which include The Violet Way Academy, Paulet High School, Burton and South Derbyshire College and many more. The area is well-connected by road networks, making it easy to commute to Derby, Nottingham, and Birmingham. This property is ideally situated for those seeking a peaceful lifestyle while still being close to modern conveniences.

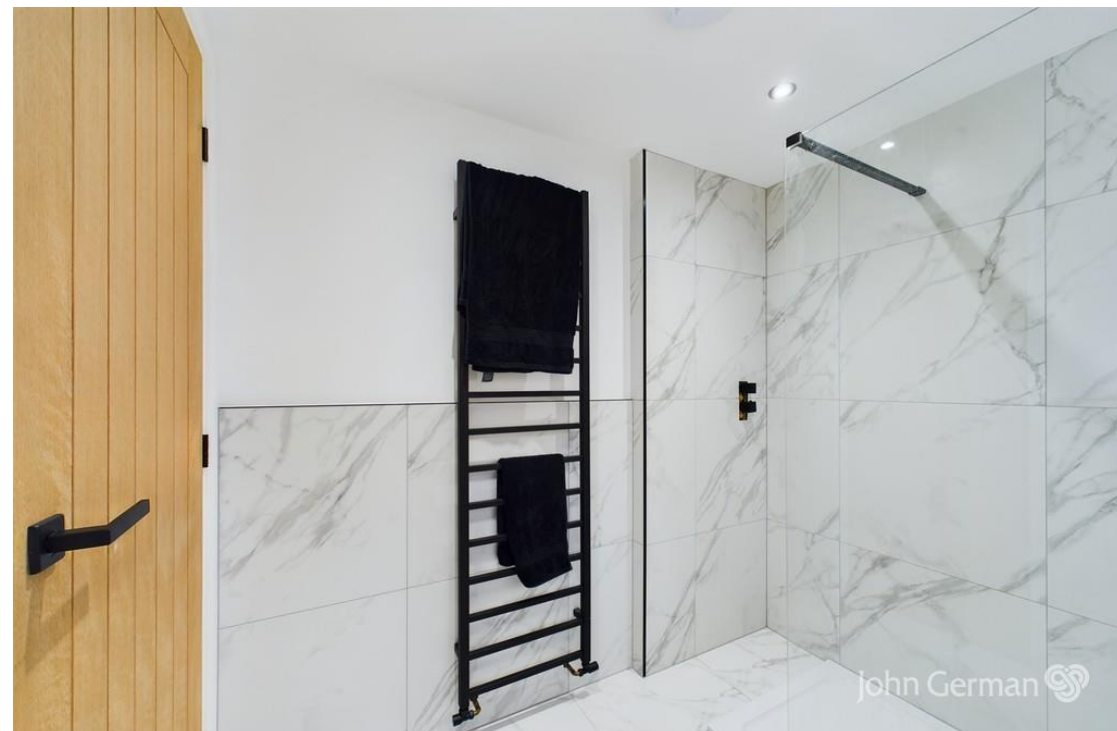
A canopy porch with front entrance door opens into a modernised hall having stairs to the first floor with understairs cupboard and doors leading off. The guest's cloakroom has been refitted in a contemporary style with wash basin having cupboard below, WC, part tiled walls plus a window to front. Across the hall is a beautifully renovated lounge having a bay window to front plus a window to the side. The highlight of the house is the stunning open plan dining kitchen that has been luxuriously refitted having a island with marble worktop providing a centrepiece together with a fitted breakfast bar alongside a sleek range of units and integrated appliances including a hob, twin Bosch ovens, dishwasher and fridge. Bi-fold doors open out to the rear garden, perfect for families and entertaining in the summer months. The good sized dining area could also be used as a living/seating area, also having bi-fold doors out to the rear garden. The utility room is currently being refitted and will have space for further appliances, and a door to the side elevation.

The first floor landing gives access to the four bedrooms, bathroom and a storage cupboard. The master bedroom is a generous double with fitted wardrobes and its own en suite that has been refitted and upgraded having a large shower enclosure, wall hung wash basin with storage, WC, towel rail/radiator, spotlights and stylish tiling to walls and floor. The three further good sized bedrooms share the impressive refitted bathroom having a contemporary suite comprising bath, separate shower cubicle, fitted vanity unit with wash hand basin, towel rail/radiator, spotlights, smart tiling to the floor and walls plus a window.

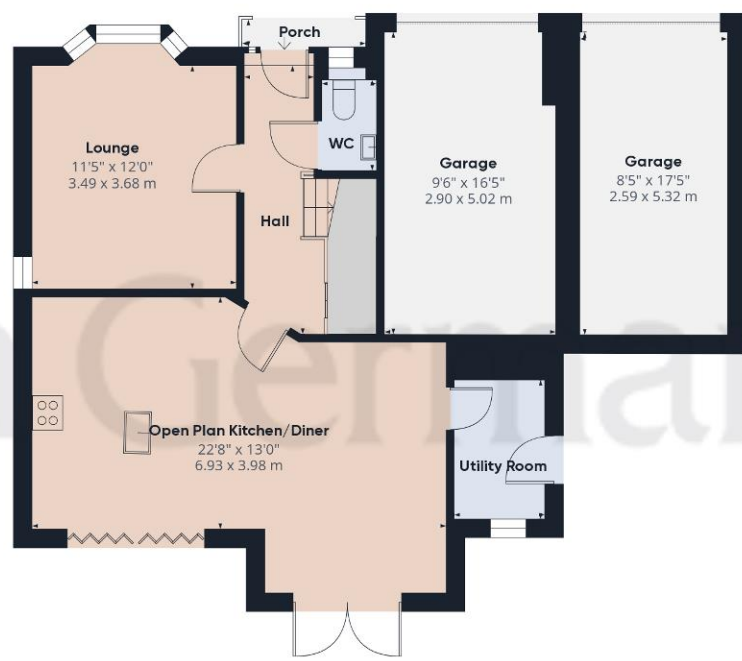
Outside - The property has an expansive block paved driveway and the benefit of two garages, one integral and one to the side both having up and over entrance doors. To the rear is a good sized garden having shaped lawns, well established borders, ornamental pond and sunken seating area. Side gated access to the front.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard      **Parking:** Drive      **Electricity supply:** Mains  
**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:**  
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 E  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/16012025

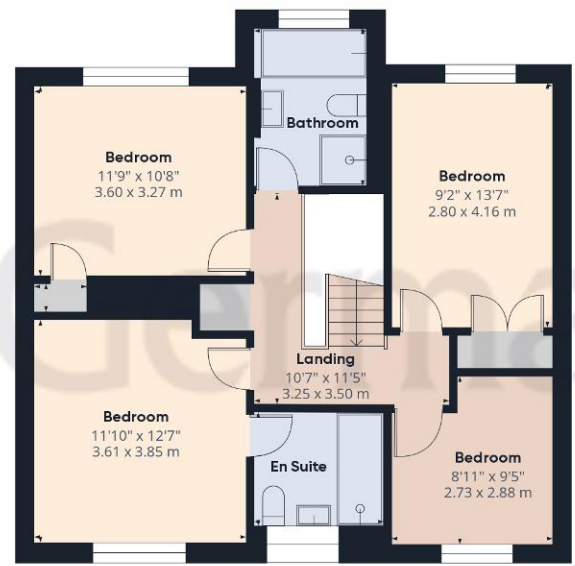








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1589.18 ft<sup>2</sup>  
147.64 m<sup>2</sup>

**Balconies and terraces**

15.18 ft<sup>2</sup>  
1.41 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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#### Agents' Notes

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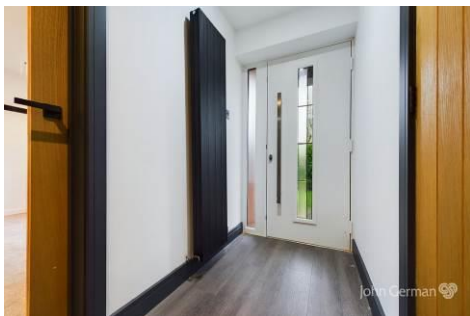
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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