

Scalpccliffe Road

Stapenhill, Burton-on-Trent, DE15 9AA

John
German





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Offers over £250,000

A superb character semi detached with a stunning modernised interior with highlights including a light and spacious lounge, upgraded dining kitchen, three bedrooms, bathroom and separate shower room plus landscaped gardens.

Situated in a part of Burton renowned for its character properties is this superb traditional semi detached home that has a superb blend of period features and modern finishes, ready to move into. Perfectly placed just a short distance away from the town centre and also within walking distance of riverside walks and The Elms pub.

Set behind a compact front garden, the entrance door opens into a hallway with quarry tiled floor and staircase to the first floor. On your right is the lounge that is filled with light courtesy of a deep bay front facing window and a rear facing picture window. The room has a focal point chimney breast with open fire and fitted cupboards either side.

Across the hall is a stunning open plan dining kitchen that has been refitted and upgraded into a social open place space, ideal for families and entertaining. The kitchen has a stylish range of units complemented by wooden block worktops over incorporating a sink and drainer, space for a range style cooker and space for further appliances. There is a side facing window and door into a utility/rear porch having a door out to the rear garden.

Also off the kitchen is a refitted ground floor shower room having a large walk-in tiled shower cubicle with glazed screens, vanity basin with tap and mirror over, WC, towel/radiator and decorative tiled floor.

On the first floor there are three bedrooms, two of which are excellent doubles and the third is a well proportioned third bedroom, currently used as a home office. Completing the accommodation is the bathroom with a freestanding roll top bath, WC, wash hand basin and partial wall tiling.

The rear garden offers a fantastic outdoor space with an extensive paved patio, shaped lawn and a raised deck. The timber shed is available by separate negotiation. Side gated access leads to the front.

Note: The property has Japanese knotweed that is currently under a treatment management plan. (RICS management category C). Please contact the office for further details.

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

Property construction: Standard **Parking:** On road

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: FTTC. 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 B

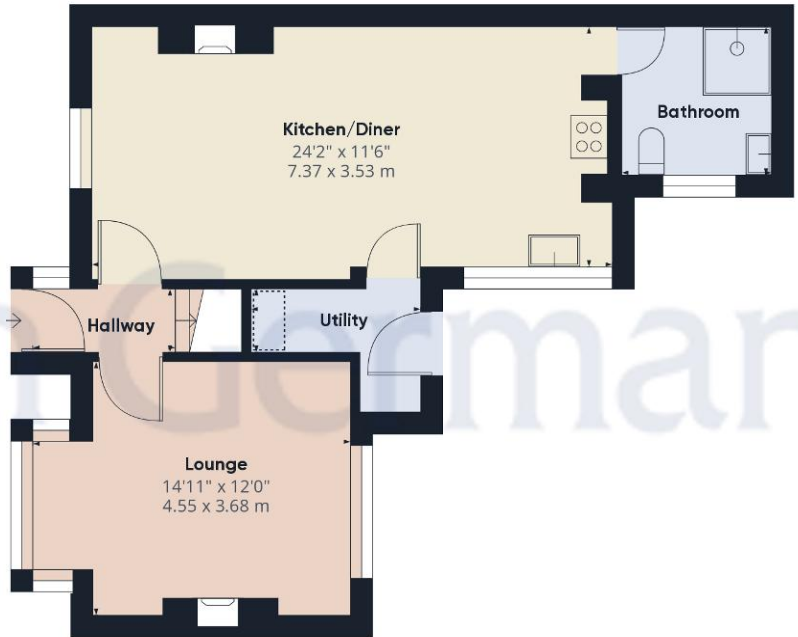
Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbcc.gov.uk

Our Ref: JGA/29012024

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Ground Floor



Floor 1

Approximate total area[†]

1002.9 ft²

93.17 m²

Reduced headroom

4.52 ft²

0.42 m²

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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