

# Stanton Road

Burton-on-Trent, DE15 9RS

John   
German











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Burton-on-Trent, DE15 9RS

£435,000

**This handsome 1930's detached residence offers the perfect family home having been extended to offer an abundance of space, set on a lovely 0.19 acre garden plot, perfectly placed for schools and amenities.**

John German 

Featuring a superb combination of 1930's charm and an extended layout, this handsome detached residence is perfect for families offering flexible accommodation complemented by generous established gardens. The property had a new roof approximately four years ago.

Set in a lovely non estate location within walking distance of schools for all ages and a shop just over the road, it is also only a few minutes' drive from Burton's town centre.

Set behind a large frontage with an expansive driveway and established foregarden. A front entrance door opens into the porch that in turn opens into a grand reception hall with feature staircase to the first floor, a useful cloaks cupboard and practical wood effect flooring. High ceilings are a feature throughout the ground floor enhancing the feeling of space. On your right is a lovely lounge that is generous in its proportions yet with a cosy feel provided by the focal fireplace. A deep curved bay window frames views to the front.

Along the hall is a useful home office/study having a side facing window, which could be used as a snug or sitting/family room if needed.

Next is the third reception room which is currently used as a large formal dining room, perfect for entertaining having a large patio doors providing a picture window view out over the rear garden.

The outstanding kitchen/diner has been refitted and upgraded with a range of grey units complemented by stylish splash backs and worktops. There is an integrated hob, extractor hood and double eye oven plus plenty of space for a breakfast/dining table in the centre. A window overlooks the garden, a door gives access to the side and an internal door leads into a useful utility room which has also been refitted with a range of units, space for appliances plus a cupboard housing the Logic gas boiler. There is a side facing window and door onto a guest's WC with an upgraded suite including a vanity wash basin with cupboard under and WC plus a side facing window.

Climb the stairs where you pass a window to the side up to the spacious first floor landing. The master bedroom is an impressive room with fitted wardrobes and a deep curved front facing bay window. It has a fantastic en suite featuring a curved wall adding a character feel, having been modernised with a contemporary suite including a shower cubicle, wash basin, WC and towel rail.

The three further double bedrooms all share a well appointed family bathroom having a suite comprising corner bath, separate shower cubicle, pedestal wash basin and WC.

To the rear there are fantastic gardens having a paved terrace outside the kitchen and dining room, perfect for entertaining. Beyond this lies a generous lawn surrounded by established borders and an area ideal for outdoor dining. A brick outhouse provides extra garden storage and a prefabricated style garage offers an ideal workshop space or to store motorbikes/bicycles/hobbies etc.

**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/16072025

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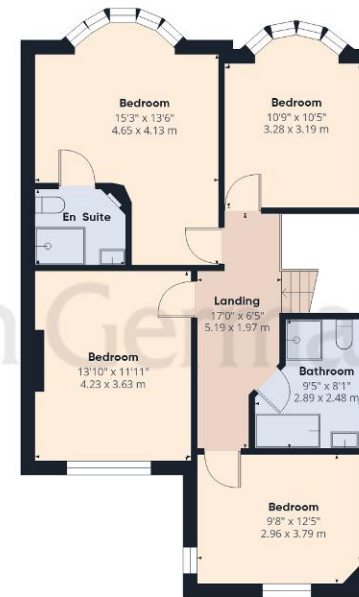




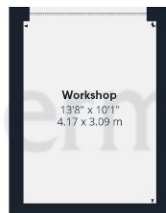




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1834 ft<sup>2</sup>

170.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

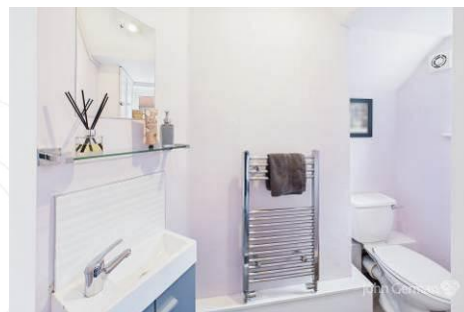
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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