

Scalpcliffe Road

Burton-on-Trent, DE15 9AB

John 
German





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£350,000

John German are delighted to offer with NO ONWARD CHAIN this stunning period home on Scalpcliffe Road. Bursting with charm and character features including sash windows and cast iron fireplaces, this spacious property makes an ideal family home.

A beautifully appointed and characterful Victorian semi-detached home, offering an abundance of period charm combined with modern comforts. This spacious property features three generous bedrooms and showcases a wealth of original features, including elegant, stepped cornices, cast iron fireplaces, traditional sash windows, and original timber flooring.

Upon entering through a Victorian-style front door, you step into a porch with original tiled flooring, leading through a half etched-glass doorway into a hallway featuring stepped cornices, decorative mouldings, and original timber flooring. Ahead, stairs rise to the first floor, while to the right, a door opens into the formal front reception room. This elegant space boasts an original cast iron open fireplace with a Victorian Adam-style surround and marble hearth, stepped cornices, a ceiling rose and a bay window with stained glass leaded top lights that flood the room with natural light.

Continuing from the right of the hallway, the dining room features original French doors opening onto the patio, stepped cornices, a picture rail, and an original Victorian cast-iron open fireplace with an Adam-style surround and slate hearth. The room offers ample space for a dining table, making it ideal for entertaining.

To the rear of the hallway, a glazed door opens into the breakfast room, currently used as a day room or study. This space features original quarry-tiled flooring, a ceiling rose and a recessed log-burning stove. Beside the chimney breast, a built-in unit with a cupboard below and bookshelf above offers practical storage. An original bay side window with partially etched glazing adds natural light, and a door leads into the dining kitchen.

The kitchen includes a range of base and drawer units, a double stainless-steel sink with mixer tap and drainer, tiled flooring, and a partially vaulted ceiling. There is space for a range cooker, fridge-freezer, and dishwasher, as well as room for a dining table. Full-height French windows and a side window fill the room with light and open directly onto the patio. An opening leads from the kitchen into the utility room, which also has a vaulted ceiling, tiled flooring, a worktop with wall-mounted units, space for a washing machine and tumble dryer, and a side window for additional light. The breakfast room also provides access to a large cellar, offering useful storage space.

Stairs from the hallway lead to the first floor where the landing boasts elegant, stepped cornices and includes a built-in cupboard, offering convenient additional storage space. This home offers three generous sized bedrooms alongside an original bathroom suite. The spacious master bedroom features two original front-facing windows, flooding the room with natural light. It boasts a Victorian cast-iron fireplace with tiled hearth, original timber flooring and stepped cornices. The second bedroom overlooks the rear garden and features an original Victorian cast-iron fireplace with tiled hearth, picture rail, and original timber flooring. It also includes a built-in wardrobe and an airing cupboard housing a newly installed gas boiler. The third bedroom, currently used as a dressing room, features a rear-facing window and a charming original Victorian cast-iron fireplace with tiled hearth. This versatile space can serve as either a dressing room or bedroom. The family bathroom features a period-style four-piece suite, including a roll-top cast iron bath with separate hot and cold taps, pedestal wash basin, high-level flush WC and a shower cubicle with glass enclosure.

The property features a driveway and pathway to the front door, bordered by a well-kept hedge and established planting, creating a welcoming first impression. A side gate leads to the rear garden, where a spacious patio offers an ideal area for seating and entertaining. An adjoining outbuilding provides handy storage. The large rear garden is mainly laid to lawn and enjoys a high degree of privacy, enclosed by timber fencing and hedgerows. Mature shrubs and trees add character and charm to this peaceful outdoor space,

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: Traditional. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 D

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

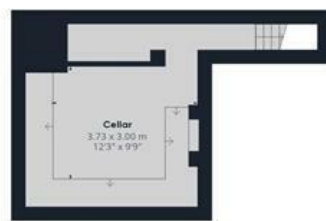
Our Ref: JGA/16072025

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Floor -1



Floor 0

Approximate total area⁽¹⁾

153.62 m²

1653.55 ft²



Floor 1

(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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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