

Hargate Road

Stapenhill, Burton-on-Trent, DE15 9GH

John German





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£385,000

NO UPWARD CHAIN



This detached home stands on a superb corner plot with a lovely open aspect to front together with a large drive and double garage featuring a spacious well designed family home with two reception rooms, breakfast kitchen, conservatory, four good size bedrooms including master with ensuite, set in an established location.

This detached home stands on an impressive plot perfect for a growing family in an established residential location handy for schools and amenities together with lots of open spaces.

Set behind a large expanse of block paved drive leading to the integral double garage with a storm porch and front door opening into a welcoming entrance hall.

The lounge is a lovely light filled room with a fireplace, a bay window framing open aspect views to front plus an additional side window. A doorway leads through to the dining room that has a conservatory off featuring garden views.

There is a breakfast kitchen with an integrated oven and hob, space for a breakfast table, garden views alongside a useful utility room with extra appliance space and door to side. Completing the ground floor is the guest WC.

The first floor has four good size bedrooms, a spacious master with a built in wardrobe, fabulous views and its own ensuite shower room. The three remaining bedrooms share a family bathroom and bedroom two also has a built in wardrobe.

The rear garden has a wide block paved terrace that wraps around to the side beyond which is a shaped lawn and planted display borders. A side gate gives access to the front.

This house offers a lovely home comfortable enough to move into with the opportunity to your own stamp on with lots of further potential (subject to planning).

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 and integral double garage

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

Our Ref: JGA/11092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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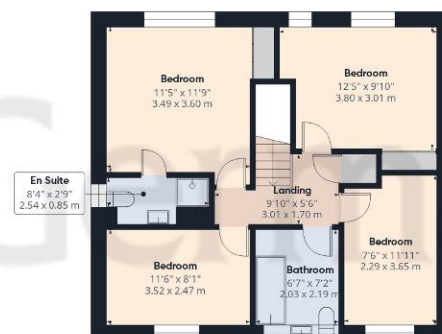


Ground Floor

Approximate total area⁽¹⁾

1546 ft²

143.6 m²



Floor 1

(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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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