



The Beeches 56 Stanton Road, Stapenhill, DE15 9RP



Showcasing a wealth of original features and a stunning garden plot is The Beeches, an elegant Victorian home benefitting from generously proportioned interiors ideal to suit a growing family, four double bedrooms and excellent potential to extend. Enjoying an established plot of 0.45 acre, this semi detached period home dates back to 1850 and retains a wealth of character including Minton flooring, intricate coving and an original carved bannister, alongside refurbished interiors including a bespoke handmade kitchen, refitted bathrooms and a refitted boiler. The interiors comprise briefly stunning reception hall with original Minton flooring,

two well proportioned reception rooms, spacious family dining kitchen, rear hall, utility and shower room to the ground floor, with a lower ground floor cellar offering excellent conversion potential. To the first floor there are four double bedrooms and a shower room, with the fourth bedroom being access via bedrooms three, and there is potential to remodel extend the property to add additional bedroom/bathroom accommodation. Outside, this handsome Victorian property is set on an established 0.45 acre plot back from the road at a secluded elevated position. The block paved drive leads to double gates opening to an additional parking area where there is access

into a useful brick outbuilding, and the stunning gardens enjoy complete privacy to all sides. The property is serviced by UPVC double glazed windows (sash to the front) and a 2021 combi boiler which retains a further 8 years warranty.

Stanton Road lies in Stapenhill, a popular residential suburb of the market town of Burton on Trent formed by an array of period properties and executive homes. The location is conveniently positioned for amenities both locally in Stapenhill and in Burton, where there are shopping centres, a cinema, restaurants and an array of other leisure and

convenience amenities. Pleasant parks and gardens provide pedestrian access into Burton. Being well placed for commuters, there are links available to the A38, A511, A50 and M6 Toll giving access to cities including Derby, Ashby, Nottingham and Birmingham, and regular rail links are available from the local Train Station giving direct travel to Derby and Birmingham. The area is well served by local primary and secondary schools, and surrounding countryside can be reached within a matter of minutes and is ideal for those looking for walking, cycling and other outdoor pursuits.



- Semi Detached Victorian Home
- Superb 0.45 Acre Plot
- Generous & Characterful Interiors
- Reception Hall with Minton Flooring
- Two Spacious Reception Rooms
- Open Plan Dining & Living Kitchen
- Rear Hall & Utility Room
- Four Double Bedrooms
- Two Refitted Shower Rooms
- Secluded & Extensive Gardens
- Gated Entrance, Parking
- Useful Brick Outbuilding
- Potential to Extend (STPP)
- Walking Distance to Local Schools & Amenities
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.64 x 2.11m (approx. 15'2 x 6'11)

Stone steps rise to the front door which opens into this elegant hallway, having original Minton flooring, staircase with carved oak bannister rising to the first floor and traditional coving. Doors lead into:

Sitting Room 5.2 x 4.6m (approx. 17'0 x 14'11)

A fabulous and immaculately presented reception room, having window to the side, bay window to the front and original coving and a ceiling rose. A beautiful period fireplace with tiled inlay houses a gas fire



Family Room 4.56 x 3.95m (approx. 14'11" x 12'11")
A versatile second living room ideal as a playroom or study, having sash windows to the front, original coving and ceiling rise and a period fireplace housing a gas fire

Family Dining & Living Kitchen 7.37 x 3.93m (approx. 24'2" x 12'10")
A fabulous family space formed by a bespoke kitchen and spacious living and dining room. The **Kitchen** is fitted with a range of solid wood handmade wall and base units with granite worksurfaces over, housing an inset Belfast sink, recess housing a range cooker and space for a dishwasher. There is a window to the side and tiled flooring extends into the **Living & Dining Room**, where there is another window to the side and a character fireplace houses a multifuel burner set to tiled hearth. A door opens into a useful storage cupboard, and a stable door from the kitchen leads into:

Rear Hall 3.2 x 1.82m (approx. 10'5" x 5'11")
Offering an alternative entrance into the property, having tiled flooring, a window and door out onto the driveway. leading into:

Utility 3.0 x 1.6m (approx. 9'9" x 5'2")
Fitted with wall and base units housing an inset sink with side drainer and spaces for appliances including washing machine tumble dryer and fridge freezer. also having tiled flooring

Shower Room 3.23 x 1.5m (approx. 10'7" x 4'11")
Doubling as a guests WC, this refitted shower room having wash basin and WC set to vanity units and a corner shower, with Minton style tiled flooring, half tiling to walls, an obscured window and a heated towel rail

Lower Ground Floor Cellar 4.6 x 2.15m (approx. 15'1" x 7'0")
A door from beneath the stairs leads down to Staffordshire blue bricks ascending down to the cellar, having lighting and original brick thralls





Stairs rise to the first floor **Landing**, where doors open into:

Master Bedroom 4.6 x 4.3m (approx. 14'11 x 14'0)
A spacious principal bedroom having sash windows to two sides overlooking rural views, a period fireplace and a range of fitted wardrobes

Bedroom Two 4.6 x 3.94m (approx. 14'11 x 12'11)
Another generous double room having a period fireplace and a sash window to the front

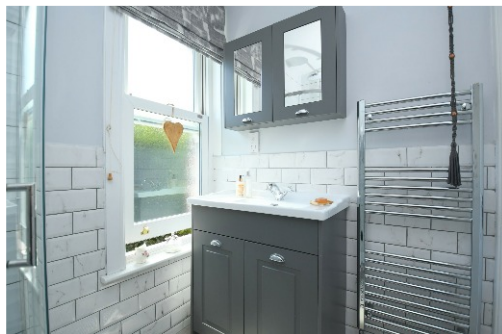
Bedroom Three 5.24 x 3.94m (approx. 17'2 x 12'11)
A stunning bedroom having window to the side, a period fireplace and a door to the **Airing Cupboard**. This room currently gives access into **Bedroom Four**, but could be remodelled to provide independent access and a second bathroom

Bedroom Four 3.07 x 3.04m (approx. 10'0 x 9'11)
A fourth double room having window to the side aspect

Shower Room 2.06 x 1.6m (approx. 6'8 x 5'2)
Refitted with a traditional style suite having wash basin set to vanity unit, WC and corner shower, with tiled splash backs, a chrome heated towel rail and an obscured window to the side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		









Outside

The Beeches is set back from the road beyond a generous frontage having well tended gardens and a block paved driveway. Stone steps rise to the front door, and double gates lead to the rear aspect where there is further parking and turning space. A brick **Outbuilding** 3.63 x 2.85m (approx. 11'10 x 9'4) with loft space above offers a useful outside storage space, having power and lighting. This room offers potential to extend the accommodation is desired, as well as the option to extend double storey (STPP)

0.45 Acre Gardens

Walled borders are set to either side of steps rising to the gardens, where there is a paved terrace offering a secluded alfresco entertaining space. Extensive and beautifully tended lawns extend to the rear, being edged with mature hedges providing complete privacy, and there is a further paved terrace to the top of the garden having a stunning outlook back towards the property and countryside beyond. A large shed is included in the sale (offering parking for a ride-on mower) and there is exterior lighting and a water point to the rear of the property



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.