



£550,000

5 Bedroom Detached House for sale
166 Scalpcliffe Road, Burton-on-Trent





Overview

Enquire via our EweMove website to view this charming Edwardian detached residence steeped in history, dating back to 1902. Once the cherished abode of a Brewery Manager, this unique property exudes character and charm, occupying an expansive plot in a highly sought-after location.



Key Features

- Edwardian Property
- Grand Staircase & High Ceilings
- Large Living Room/Dining Room
- Study/Snug With Log Burner
- 5 Spacious Bedrooms
- Large Family Bathroom & Master With Ensuite
- Extensive Gardens To Rear
- Sought After Location
- Viewing Essential









A perfect blend of history, character, and modern living awaits. Enquire through our EweMove website for an exclusive viewing.

RECEPTION HALL

Step through the ornate stained glass entrance door into a grand reception hall adorned with the original flooring, where a splendid staircase leads to a gallery landing.

LIVING ROOM

The living room unfolds as a breath-taking spectacle with its lofty ceilings, picture rail, and a feature gas fireplace. A double glazed bay window, crowned with French doors, opens to reveal the enchanting rear garden. Bi-fold style doors with beautiful stained glass windows above lead through to:

DINING ROOM

The dining room, a space mirroring the elegance of the living room with its picture rail, open fireplace, and original framed bay window.

STUDY/SNUG

The study/snug beckons, offering a haven for work or relaxation beside the log burner. Noteworthy features include cornicing, unique curved edging, and an original framed bay window that frames picturesque views.

GUEST CLOAKROOM

Located in the hallway, fitted with a white close coupled w.c. and wash hand basin, and part tiled walls.



DINING KITCHEN

Fitted with base and eye level units, roll edge work surfaces with inset sink and drainer unit, space for range style cooker (included in the sale), integral appliances include dishwasher, fridge and freezer. Tiled floor with underfloor heating, large double glazed window and door overlooking rear gardens. Door to:

UTILITY 2.36m(7'9") x 1.14m(3'9")

L-shaped utility with a storage cupboard with sliding full height doors, base unit with work surfaces over incorporating sink, space for appliances and single glazed window to rear.

FIRST FLOOR LANDING

Ascend the grand staircase to the first-floor landing, where a galleried space with ornate frosted glass leads to five distinctive bedrooms.

BEDROOMS

The master bedroom, a spacious retreat, features original sash windows, fitted wardrobes, and elegant cornicing. Its ensuite is a traditional sanctuary with a walk-in shower cubicle, vanity unit with washbasin, bidet, and close-coupled w.c. Bedrooms two, three, and four offer generous proportions, each boasting unique features such as fitted wardrobes, dressing tables, and picturesque windows.

The fifth bedroom, a charming single, presents versatility as an ideal dressing room, conveniently accessible from the master bedroom.

FAMILY BATHROOM

The family bathroom completes the upper level with a luxurious four-piece suite, including a Jacuzzi bath, separate shower cubicle, vanity washbasin, and close-coupled w.c.

OUTSIDE FRONT & REAR

Outside, the property is framed by a dwarf brick wall, leading to a block-paved drive providing ample parking. The rear gardens enchant with mature landscapes, featuring a paved patio, expansive lawns, and shrubbed gardens against a backdrop of open countryside.

LOCATION

The Scalpcliffe Road postcode has long been one of Burton's most popular residential areas due to the varied selection of charming period homes and also the ease of access to Burton town centre which offers a full selection of amenities including retail outlets, leisure facilities, retail parks, restaurants and bars. Also within easy reach is schooling at all levels. The property is also close to Burton Squash and Tennis Club together with pleasant walks along the banks of the River Trent.

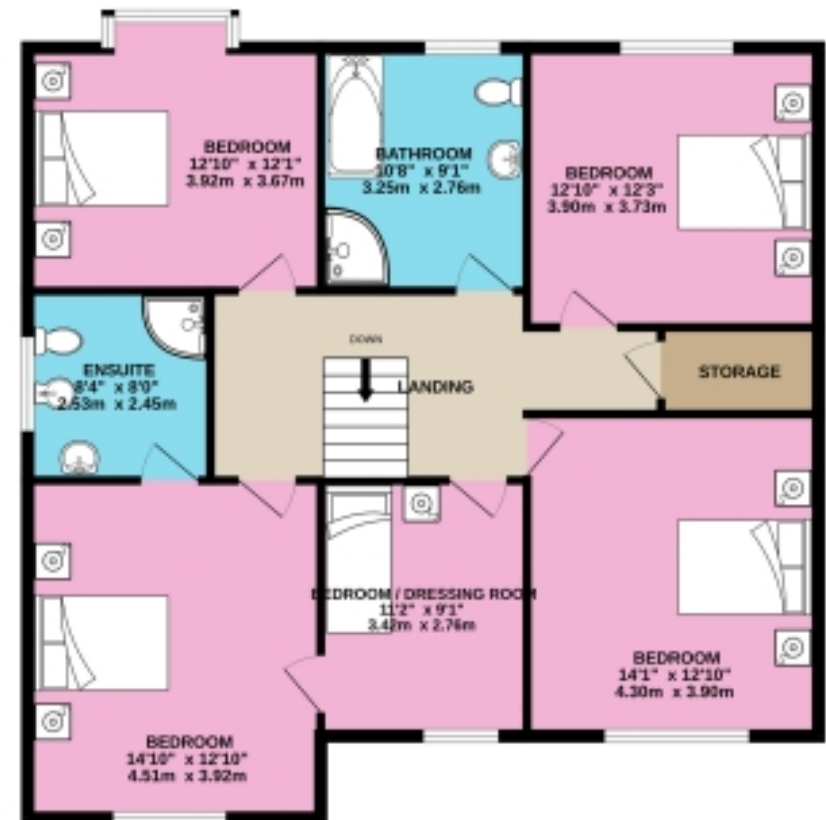
Located on the outskirts of Burton, the M42 motorway gives access to the Midlands cities of Derby, Nottingham, Leicester and Birmingham. Regional and national rail travel is readily available from Burton-on-Trent, providing direct links to major cities and international airports such as Birmingham and East Midlands are readily accessible.

Floorplans

GROUND FLOOR
1183 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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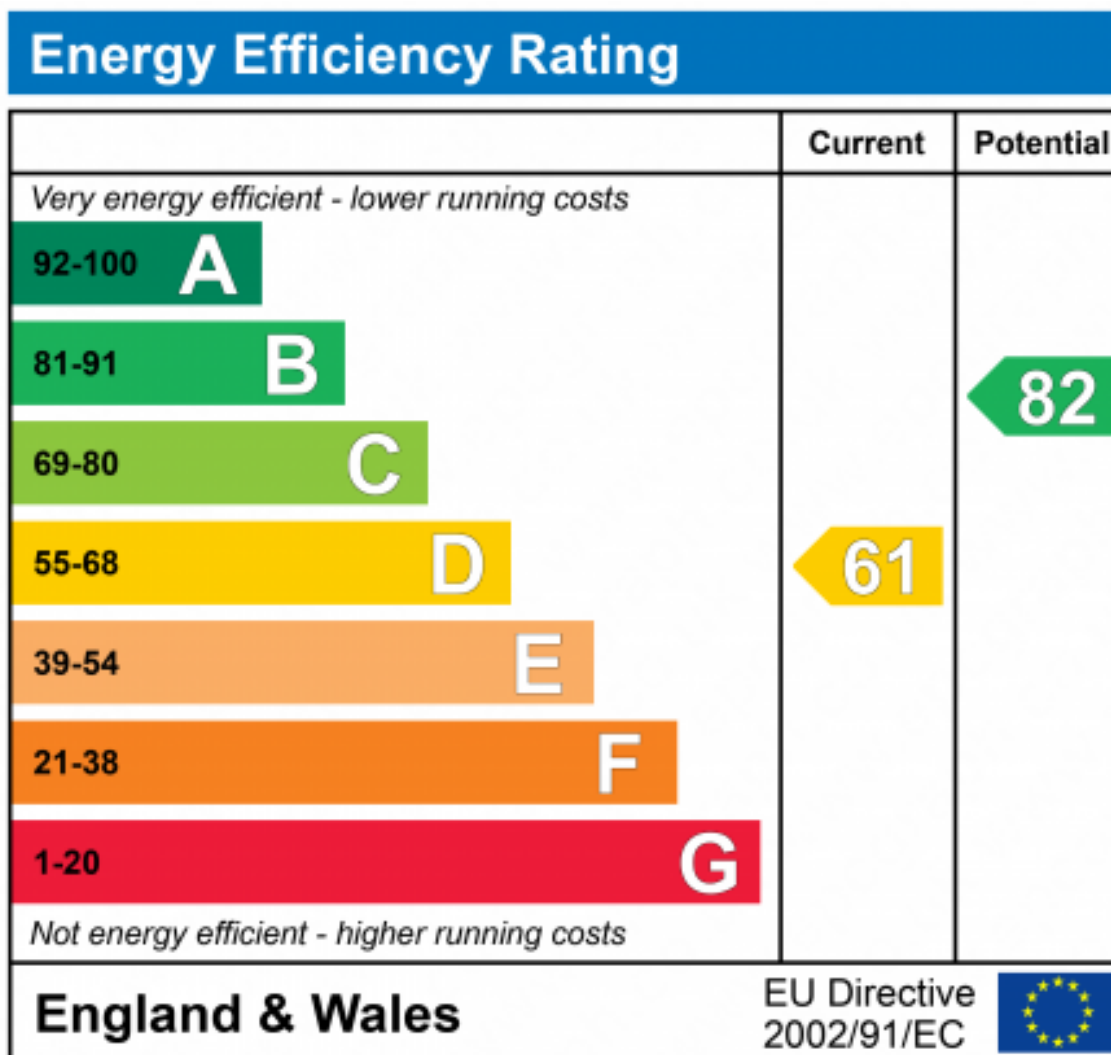
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