



42 St. Georges
Road
Burton-On-
Trent
DE13 0QT

Guide Price
£375,000

- LIGHT AND SPACIOUS ACCOMMODATION
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS WITH VIEWS OVER THE GARDEN
- LARGE DINING KITCHEN
- SPACIOUS HALL
- BATHROOM AND GUEST CLOAKROOM
- GARAGE CURRENTLY CONVERTED INTO STORAGE AND GYM
- GARDEN WITH SOUTHERLY ASPECT

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co are delighted to bring to the market this spacious detached house which offers a delightful blend of comfort and style. This property is perfect for a growing family with two lovely reception rooms, three double bedrooms, and a bathroom with a separate bath and shower.

Internally, you are greeted by a light and spacious hallway that leads to the modern fitted kitchen with a dining area. The lovely lounge overlooks the beautifully landscaped garden, providing a serene spot to unwind after a long day. Additionally, a snug with French doors opening onto the rear patio offers a cosy retreat for relaxation.

The property's three double bedrooms ensure ample space for everyone in the family, with views over Burton and the surrounding countryside. The well-cared-for and most attractive garden has a southerly aspect and is totally delightful with the advantage of a great outdoor entertaining space for gatherings with friends and family.

If you are seeking a spacious and well-maintained family home with a perfect blend of indoor comfort and outdoor charm, please call us to arrange to view





LOCATION

St Georges Road sits elevated above the town of Burton upon Trent and offers views. It is close to Queens Hospital, schooling, convenience shops, and other amenities.

GROUND FLOOR

ACCOMMODATION

Entrance door opening through to porch.

PORCH

2.73m x 1.55m (8'11" x 5'1")

Ceiling light point, attractive stone flooring and further entrance door opening through to hallway.

HALLWAY

3.80m x 2.11m x 3.85m (12'5" x 6'11" x 12'7")

Attractive wood effect flooring, radiator, ceiling light point and all doors leading off.

SPACIOUS CLOAKROOM

1.60m x 1.71m window wall (5'2" x 5'7" window wall)

Wood effect flooring continues through, W.C., and

pedestal hand wash basin, obscure window into the porch, radiator and ceiling light point.

LOUNGE

5.26m x 3.64m to window (17'3" x 11'11" to window)

Lovely light and spacious room which is neutrally decorated has sliding patio door out on to the rear patio, continuation of the wood effect flooring, contemporary style radiator and ceiling light point. A most attractive room to sit in and enjoy the views over the garden.

FORMAL DINING ROOM/SNUG

3.62m x 3.25m window wall (11'10" x 10'7" window wall)

There are French doors that lead out onto the rear terrace, coving to ceiling, radiator and ceiling light point.

WELL FITTED DINING KITCHEN

KITCHEN AREA

3.62m x 2.99m (11'10" x 9'9")

Is equipped with a good range of base cupboards,

matching wall mounted cabinets, attractive work tops incorporate a five ring gas hob and a one and a quarter stainless steel sink with mixer taps, there are tiled splashbacks, windows look out to the front aspect with views over rolling countryside, integrated appliances include a dishwasher, oven, washing machine, microwave, fridge and freezer. A wide opening leads through into the dining area.

DINING AREA

3.61m x 2.64m width (11'10" x 8'7" width)

Window to the side aspect, radiator and ceiling light point.

FIRST FLOOR

LANDING

1.76m width x 3.64m (5'9" width x 11'11")

Having an obscure window to the side aspect and opening up into a spacious landing area where the loft access is located, useful storage cupboard which houses the domestic hot water and central heating boiler and provides ample storage for linen and suitcases, all doors leads off:



BEDROOM ONE

3.01m to window x 3.61m (9'10" to window x 11'10")

Has radiator, ceiling light point and window to the front aspect offering fabulous viewings over Burton and surrounding countryside.

BEDROOM TWO

3.04m to window x 3.63m (9'11" to window x 11'10")

Window out to the rear aspect enjoying delightful views over the garden and surrounding countryside, radiator and ceiling light point.

BEDROOM THREE

3.64m x 2.64m to window wall (11'11" x 8'7" to window wall)

Has radiator, ceiling light point and window to the side aspect again offering views over Burton Upon Trent and surrounding countryside.

ATTRACTIVELY FITTED BATHROOM

2.61m x 1.94m (8'6" x 6'4")

Is equipped with a fully tiled shower enclosure with glazed screen, panelled bath, W.C., and pedestal hand wash basin, there are attractive



tiled surrounds, attractive wood panelling, obscure window to the front aspect, radiator and ceiling light point.

OUTSIDE

The property sits back off St Georges Road behind a blocked paved drive with attractive herbaceous border and allows parking for several vehicles and leads to a garage with remote roller door, power and light. A path leads down the side of the property and then opens up into a beautifully landscaped rear garden with a southerly aspect. Having paved and gravelled patio areas, steps rise to a neat manicured lawn, attractive herbaceous borders, a pergola leads through to a gravelled garden area with raised pond and greenhouse. There is an additional paved patio area to the top of the garden with a further summer house, herbaceous borders and a bespoke timber entertaining room which is superbly equipped and great as a summer entertaining space,

GARAGE

2.44m x 4.32m (8'0" x 14'2")

Remote roller door, has a window to the rear



aspect, ceiling light point and the rear of the garage has been converted to a storage area giving space for a tumble dryer with a door to the side.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environmental-agency>
<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A

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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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC