



Doveridge Road, Stapenhill, Burton-On-Trent, DE15 9GB

Asking Price £370,000

Nicholas
Humphreys

Doveridge Road, Stapenhill, Burton-On-Trent

**** Stunning Family Residence ** Generous Accommodation ** Three Reception Rooms *****

A unique style detached family residence within the desirable "Brizlincote Valley", offering spacious family accommodation positioned high up from the roadside with steps and railings & provides lovely open views from the front porch of the property.

The internal accommodation opens with a welcoming reception hallway, downstairs guest cloakroom, study across the front elevation, lounge provides a delightful living space with two sets of Juliette balcony doors to the front aspect & formal dining room. The open plan dining kitchen is fitted with a selection of integrated appliances quartz worksurfaces and internal door to the utility room.

To the first floor is a gallery landing with doors leading to the four double bedrooms, with the master bedroom having an en suite shower room and a central family bathroom. Outside there is the landscaped rear terraced garden with a large paved patio area with side steps leading to a lawn area with shrub borders. The double garage is positioned below the property and has power and light with twin electric up and over doors.



The Accommodation

An executive style detached family residence within the desirable "Brizlincote Valley", offering spacious family accommodation positioned and set back from the road with a double width driveway and double garage.

The internal accommodation opens with a welcoming reception hallway with laminate flooring, double cloaks cupboard, downstairs guest cloakroom fitted with a W.C and hand wash basin, study across the front elevation with laminate flooring. The lounge provides a delightful living space with two sets of Juliette balcony doors to the front aspect and feature fire place with inset living flame gas fire. Double doors from the lounge lead through to the formal dining room on the rear elevation with a continuation of the laminate flooring between the two rooms.

The open plan dining kitchen is fitted with a selection of matching base and eye level wall units with quartz work surfaces and integrated appliances including; double oven, induction hob, extractor hood above, and dishwasher, with space for the fridge freezer and door through to the utility room. The utility room houses the gas central heating boiler and further appliance spaces with door to the rear garden.

To the first floor is a gallery landing with doors leading to the four double bedrooms, with the master bedroom having an en-suite shower room fitted with a modern white shower room suite. The central family bathroom is equipped with a four piece white bathroom suite comprising; bath, W.C, hand wash basin and shower enclosure.

Outside there is the landscaped rear terraced garden with a large paved patio area with side steps leading to a lawn area with shrub borders, mature trees and further garden beyond. The double garage is positioned below the property and has power and light with twin electric up and over doors.

RECEPTION HALLWAY

GUEST CLOAKROOM

STUDY 9' 9" x 6' 8" (2.97m x 2.03m)

LOUNGE 17' 2" x 12' 5" (5.23m x 3.78m)

DINING ROOM 13' 0" max x 11' 2"max (3.96m x 3.4m)

KITCHEN DINER 15' 3" x 9' 8" (4.65m x 2.95m)

UTILITY ROOM 6' 10" x 6' 2" (2.08m x 1.88m)

FIRST FLOOR LANDING

MASTER BEDROOM 17' 0" x 12' 6" (5.18m x 3.81m)

EN SUITE SHOWER ROOM

BEDROOM TWO 11' 3" x 9' 8" (3.43m x 2.95m)

BEDROOM THREE 9' 9" x 9' 8" (2.97m x 2.95m)

BEDROOM FOUR 10' 10" x 9' 9" max (3.3m x 2.97m)

FAMILY BATHROOM 11' 0" x 6' 3" (3.35m x 1.91m)

DOUBLE GARAGE 18' 10" x 16' 0" (5.74m x 4.88m)

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.



Council Tax Band E
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN