



Stanton Road,, Burton-On-Trent, DE15 9SG

Nicholas
Humphreys

£249,000

A charming, detached period cottage, originally two separate dwellings that have been thoughtfully combined into one. Situated on an established plot, this beautiful home offers characterful living spaces and a delightful garden, ideal for those seeking a unique and spacious property. In brief the home provides a welcoming reception hallway, with doors leading the sitting room with a log-burning stove set within a brick chimney fireplace, living room with an Ingle Nook fireplace and exposed beams.

The fitted kitchen spans the rear aspect of the property with a conservatory giving direct access into the rear garden. The ground floor accommodation is completed by a rear lobby that provides access to a utility room offering additional storage space. The first floor includes two generously sized double bedrooms at the front elevation, along with two single bedrooms and bathroom.

The property has a driveway to the side, providing off-road parking. The rear garden includes a slab patio area, a garden shed, and steps leading up to an elevated lawn garden. The garden is beautifully landscaped with a variety of flower beds and borders. All viewings by appointment only.



The Accommodation

A charming, detached period cottage, originally two separate dwellings that have been thoughtfully combined into one. Situated on an established plot, this beautiful home offers characterful living spaces and a delightful garden, ideal for those seeking a unique and spacious property.

Ground Floor Accommodation

The home is entered through a wide and welcoming reception hallway, with doors leading to the principal ground floor rooms. The sitting room is positioned at the front elevation and features a log-burning stove set within a brick chimney fireplace, exposed ceiling beams, and two UPVC double-glazed windows offering plenty of natural light. Opposite the sitting room is the living room, which includes an Ingle Nook feature fireplace with gas fire, windows to the front aspect, exposed beams, and a staircase rising to the first-floor accommodation.

The fitted kitchen spans the rear aspect of the property and includes a wide selection of matching base and wall cupboards, space for freestanding appliances such as a cooker and fridge freezer, and tile flooring. The kitchen also benefits from UPVC double-glazed windows overlooking the rear garden and access to a conservatory. The conservatory is of timber construction with double-glazed windows and a patio door leading directly into the rear garden. The ground floor accommodation is completed by a rear lobby that provides access to a utility room offering additional storage space.

First Floor Accommodation

The first floor includes two generously sized double bedrooms at the front elevation, along with two single bedrooms. The bathroom is fitted with a three-piece suite, including a shower attachment, and has a window overlooking the rear aspect.

External Features

The property has a driveway to the side, providing off-road parking. The rear garden includes a slab patio area, a garden shed, and steps leading up to an elevated lawn garden. The garden is beautifully landscaped with a variety of flower beds and borders, mature specimen trees, and vegetable plots situated at the far rear aspect.

The home benefits from UPVC double glazing throughout and water solar heating panels on the roof, which are combined with a gas-fired water heater to meet the property's hot water needs. An internal inspection is highly recommended to fully appreciate this unique period cottage. Viewings are strictly by appointment only.

Hallway

3.84m x 2.29m (12'7 x 7'6)

Sitting Room

3.89m x 3.84m (12'9 x 12'7)

Living Room

3.94m x 3.76m (12'11 x 12'4)

Kitchen

5.16m x 2.08m (16'11 x 6'10)

Conservatory

4.72m x 2.74m (15'6 x 9'0)

Utility Room

2.59m x 1.35m (8'6 x 4'5)

First Floor

Bedroom One

3.96m x 2.82m (13'0 x 9'3)

Bedroom Two

3.84m x 3.91m (12'7 x 12'10)

Bedroom Three

2.29m x 2.82m (7'6 x 9'3)

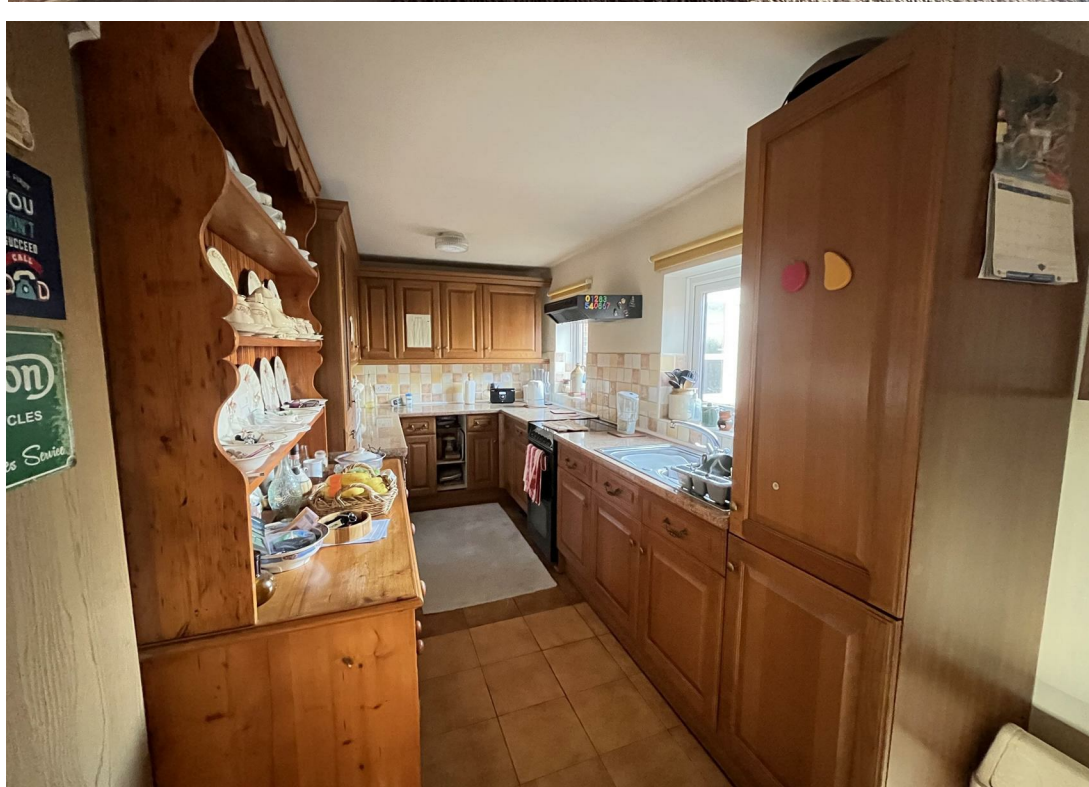
Bedroom Four

2.36m x 2.13m (7'9 x 7'0)

Bathroom

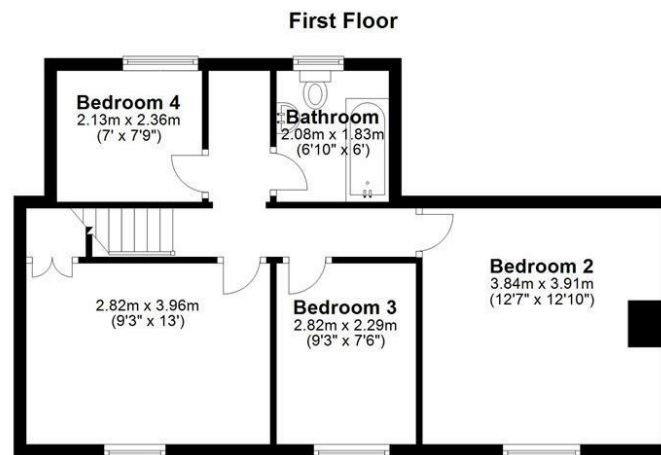
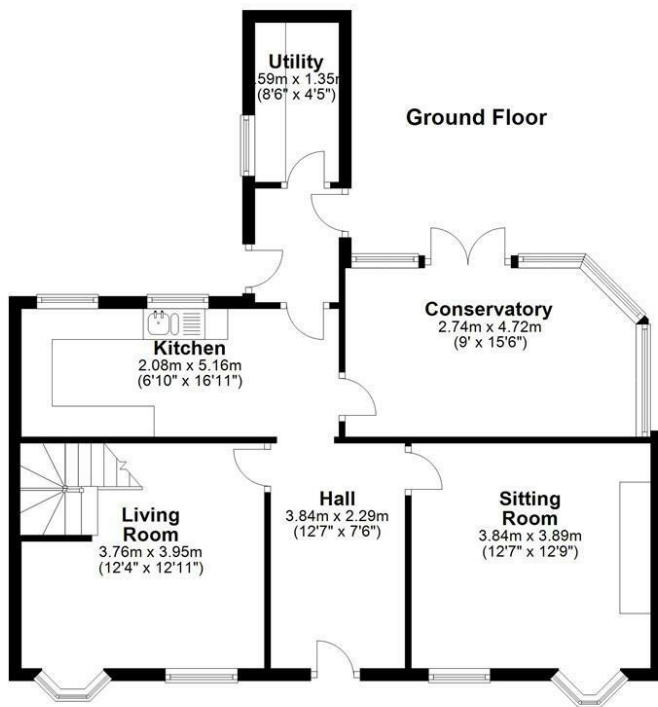
2.08m x 1.83m (6'10 x 6'0)

Draft details awaiting vendor approval and subject to change.
Awaiting EPC results
Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Room Heaters
Council Tax Band: C
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority: East Staffordshire Borough Council
Useful Websites: www.gov.uk/government/organisations/environment-agency
The property information provided by Nicholas Humphrey Estate Agents 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. 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.

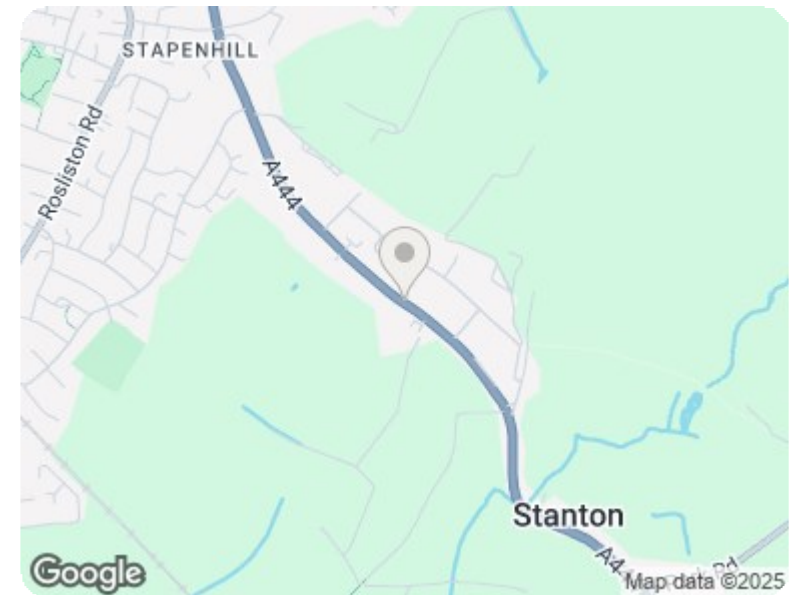


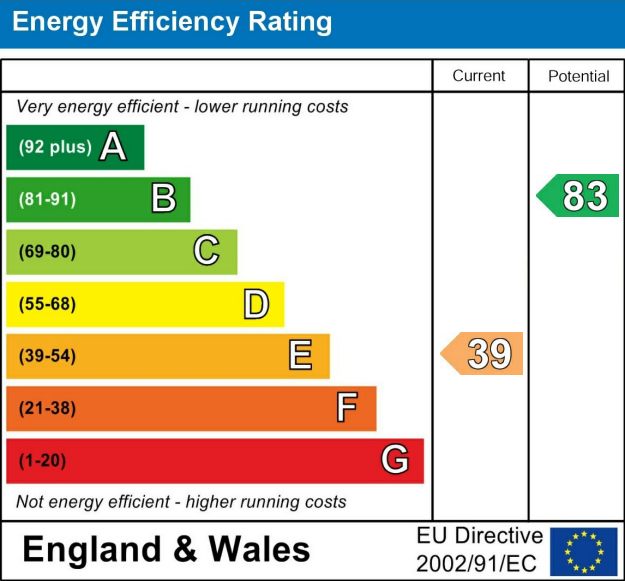






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Plan produced using PlanUp.





Council Tax Band C

Freehold

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective License Areas. The Council’s Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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