



Hargate Road, Stapenhill, Burton-On-Trent, DE15 9GH

Nicholas
Humphreys

£385,000

**** Executive Detached Home ** Generous Corner Plot ** Generous Accommodation ****

A delightful family home offering four bedroom accommodation set within this popular residential development. Presented to a high standard the home features in brief: - entrance hall, guest cloakroom, lounge on the front aspect, dining room, garden room overlooking the rear garden, study, comprehensively fitted dining kitchen with central island.

On the first floor are four well proportioned bedrooms, master bedroom with built-in wardrobes & en-suite shower room, three further bedrooms with built-in wardrobes and family bathroom. Outside to the front is a driveway providing parking for numerous vehicles and leads to a detached double garage. To the side is a large composite decking area and covered bar and to the rear is a good sized patio and a two tiered lawn garden.



The Accommodation

This beautifully presented family home occupies a generous corner plot, offering spacious accommodation across two floors.

Ground Floor

The welcoming reception hallway features laminate flooring, a useful under stairs storage cupboard, coving to the ceiling, a radiator, and a fitted smoke alarm. The guest cloakroom includes a vanity hand wash basin with storage below, WC, and a heated chrome towel radiator and period style floor finish.

The lounge, positioned at the front, boasts a walk-in bay window, laminate flooring, a feature fireplace with inset electric fire, and radiators. Double doors lead into the formal dining room, which also has laminate flooring and direct access to both the fitted kitchen diner and the insulated garden room.

The garden room overlooks the rear garden, featuring French patio doors and Velux skylights set within the insulated roof space.

A standout feature of the home is the fitted breakfast kitchen, offering an extensive range of gloss finished base and wall units, a central island with additional storage, a space for a range cooker with gas point, an extractor hood above, fitted sink unit, a wine cooler, and a utility area with freestanding appliance space and a concealed gas central heating combi boiler. The kitchen has ceramic tile flooring, a back door leading to the side garden, and UPVC double-glazed windows overlooking the rear garden.

A separate study is positioned at the front aspect of the home concluding the ground floor accommodation.

First Floor

Leading off the gallery landing are four well-proportioned bedrooms, all with fitted double wardrobes. The master bedroom, located at the front, benefits from an en-suite shower room with a WC, hand wash basin with cupboards below, and shower cubicle. The second double bedroom overlooks the rear garden, while two spacious single bedrooms flank the fitted family bathroom, which features a three-piece white suite, a p-shaped shower bath with a fitted screen, and complementary tiling. A UPVC double-glazed window provides natural light.

Outside

The property enjoys a sweeping driveway with parking for multiple vehicles, leading to a double detached garage with additional hard-standing space. A pathway winds through the landscaped front garden, providing access to the rear.

Adjacent to the garage, a large side area includes a bar and a spacious composite decking space. The rear garden features a generous paved patio surrounding the garden room, a lawn, and a gently sloping path leading to a private enclosed lawn on a lower tier.

Reception Hallway

Lounge

4.90m x 3.45m (16'1 x 11'4)

Dining Room

3.45m x 3.28m (11'4 x 10'9)

Garden Room

3.38m x 3.30m (11'1 x 10'10)

Kitchen Diner

4.50m max x 4.14m (14'9 max x 13'7)

Study

2.24m x 2.13m (7'4 x 7'0)

Guest Cloakroom

First Floor

Master Bedroom

3.53m x 3.51m (11'7 x 11'6)

En-suite Shower Room

1.93m x 1.47m (6'4 x 4'10)

Bedroom Two

3.51m x 3.12m (11'6 x 10'3)

Bedroom Three

2.95m x 2.57m (9'8 x 8'5)

Bedroom Four

3.12m x 2.36m (10'3 x 7'9)

Bathroom

2.06m x 1.88m (6'9 x 6'2)

Double Garage

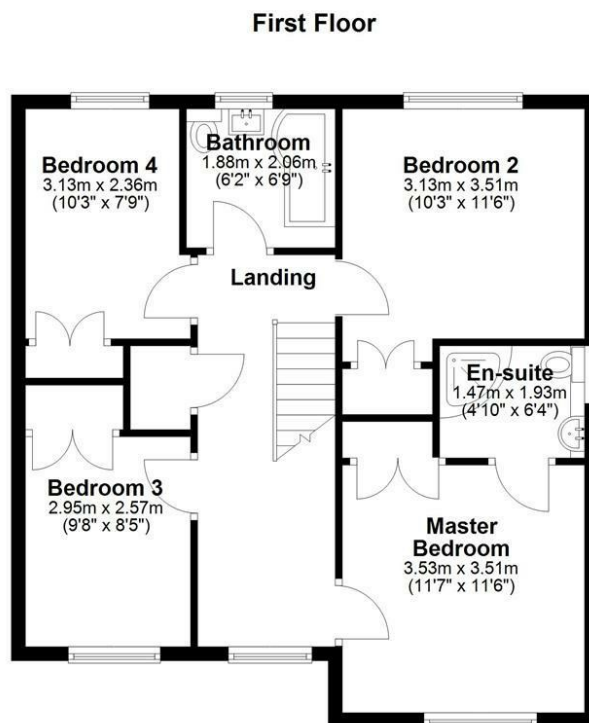
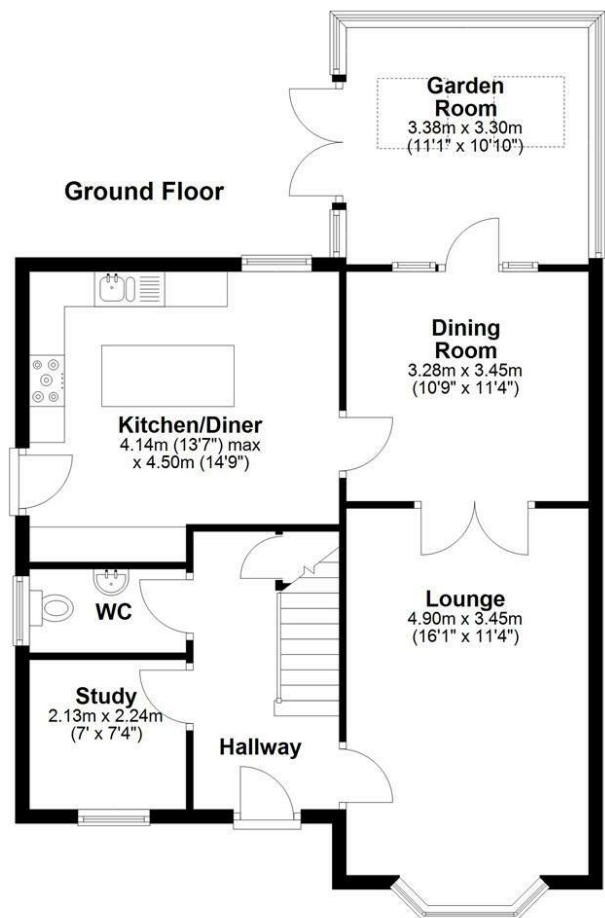
5.44m x 5.23m (17'10 x 17'2)

Draft details awaiting vendor approval and subject to change.
Property construction: Standard
Parking: Driveway & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band E
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

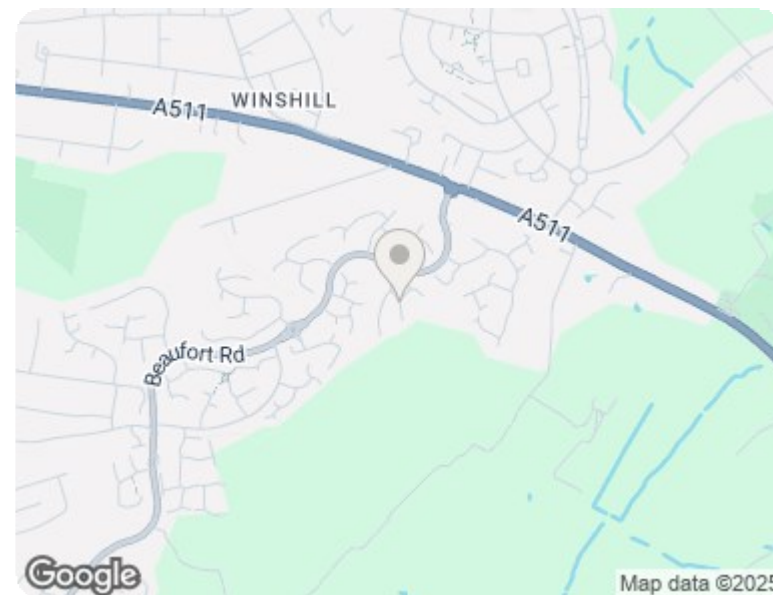


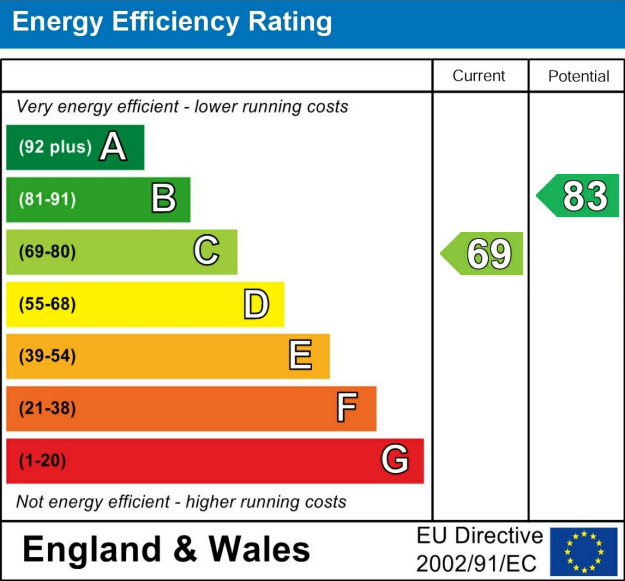






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Plan produced using PlanUp.





Council Tax Band E

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.

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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.

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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>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN