



Stanton Road, Stapenhill,
Burton-on-Trent



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Guide price £335,000



Key Features

- Lovely Period Detached Home
- Beautifully Appointed Throughout
- Impressive Large Garden Plot
- Extensive Driveway & Garage
- Stunning Rear Garden
- Beautifully Fitted Kitchen & Bathroom
- EPC rating D
- Freehold





Situated on the ever popular Stanton Road this individual, impressive, detached family home is worthy of an internal inspection in order to appreciate the quality and level of accommodation on offer. In brief the accommodation comprises: - entrance hall, front sitting room, second sitting room with dual fuel stove, dining room and a well appointed re-fitted kitchen. On the first floor a landing leads two large double bedrooms, a good sized third bedroom and a fabulous re-fitted bathroom. Outside the home stands upon a slightly elevated plot, the block paved driveway provides plenty of parking and leading to a detached garage. The rear garden is a true delight and offers various seating areas, shaped lawns, herbaceous borders, mature trees and shrubs.

Accommodation In Detail

Open Canopied Entrance

having Upvc contemporary entrance door with obscure double glazed inserts leading to

Impressive Entrance Hall

having Minton style mosaic tiled floor, one central heating radiator, staircase rising to first floor, useful understairs storage cupboard and obscure Upvc double glazed window to front elevation.

Front Sitting Room 3.28m x 3.93m extending to 4.6m

having Upvc double glazed semi circular bay window to front elevation, coving to ceiling, one double central heating radiator and ornate centre ceiling rose.

Second Sitting Room 4.22m x 3.16m (13'10" x 10'5")

having large Upvc picture window to front elevation, beamed ceiling, feature Sandstone fireplace with black slate hearth and dressed brick inset together with multi fuel contemporary stove, fitted wall light points, one double central heating radiator and stripped engineered oak flooring.

Formal Dining Room 3.60m x 3.01m (11'10" x 9'11")

having stripped oak flooring, one double central heating radiator, coving to ceiling and Upvc double glazed window overlooking the rear garden.

Guest Cloak Room 0.00m x 0.00m (0'0" x 0'0")

having low level twin flush push button wc, vanity wash basin, one central heating radiator, leaded obscure glazed window to rear elevation.

Breakfast Kitchen 3.05m x 5.41m (10'0" x 17'8")

having Upvc double glazed windows to side and rear elevations, Upvc double glazed French doors opening onto the rear garden, large fitted extractor canopy, space for range cooker, wonderful array of cream fronted base and eye level units with high end composite work surfaces over, sink and draining unit, concealed under unit lighting, low intensity spotlights to ceiling and integrated washing machine, dishwasher and fridge/freezer.

On The First Floor

Half Landing

having Upvc double glazed window to front elevation.

Main Landing

having one central heating radiator, fitted smoke alarm and access to loft space.

Master Bedroom 4.26m x 2.89m (14'0" x 9'6")

having large Upvc double glazed window to front elevation, further Upvc double glazed tilt and turn window to the rear, one central heating radiator and range of built-in storage/wardrobe space





Bedroom Two 3.95m x 3.32m (13'0" x 10'11")

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Three 3.22m x 2.12m (10'7" x 7'0")

having Upvc double glazed window to rear elevation and one central heating radiator.

Fabulous Family Bathroom

having suite comprising panelled bath with waterfall mixer tap, shower enclosure with thermostatically controlled Drenche shower, over-sized vanity wash basin with waterfall mixer taps and drawers under, low level twin flush wc, ceramic tiling to floor, half tiling to walls, full tiling to shower area, low intensity spotlights to ceiling, fitted extractor vent, heated chrome ladder towel radiator and obscure Upvc double glazed window to rear elevation.

Outside

To the front of the home is a sweeping block paved driveway providing parking for 8-10 vehicles, mature trees and raised borders. The driveway leads to a garage/store. The rear garden features a vegetable area, shaped lawns, decking area, further large area of lawn and the home backs onto open land. There are various mature shrubs and trees.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

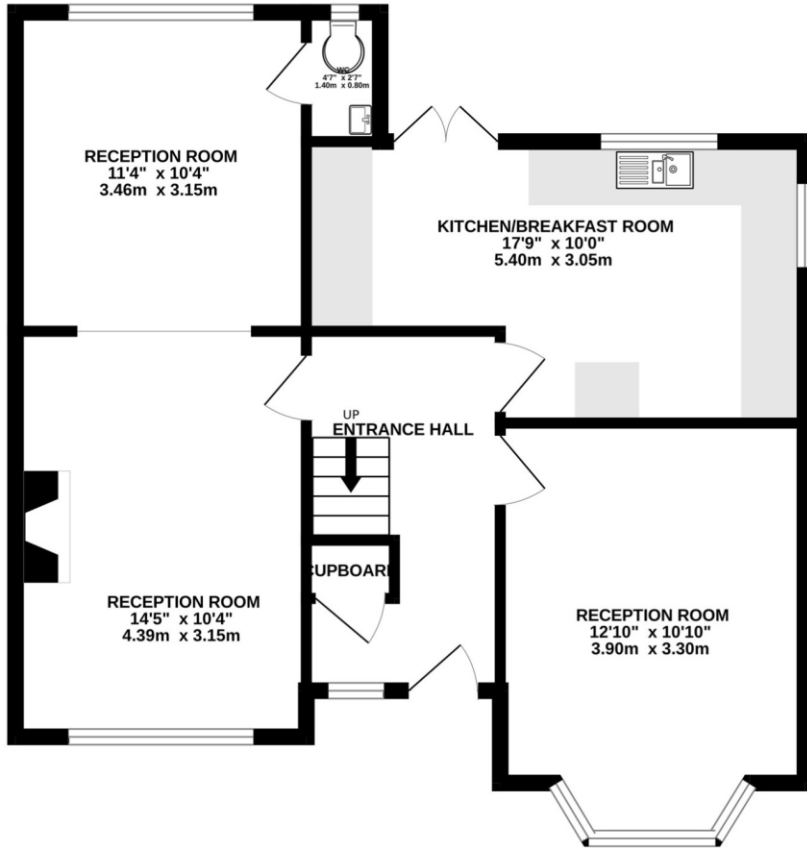
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

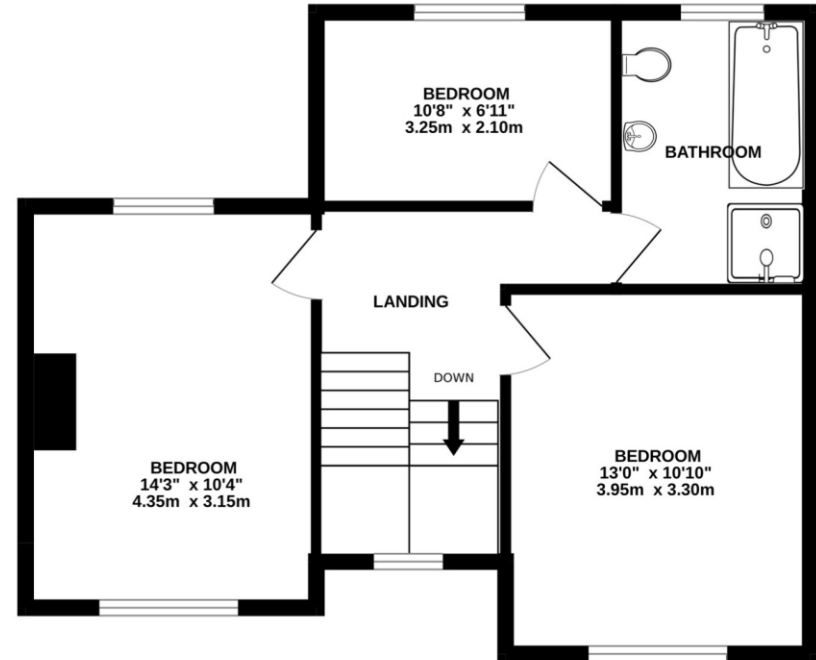




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
79 Barton Road