



Stanton Road, Stapenhill,
Burton-on-Trent



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Guide Price £260,000



Key Features

- Traditional Detached Home
- Three Bedrooms
- Two Reception Rooms
- Driveway & Detached Garage
- Large Garden Plot
- New Roof & Partial Re-Wiring
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious period detached home located in a popular position just off the A444. The home has been well maintained over the years but comes to the market with the benefit of a completely new roof, partial new wiring, gas fired central heating and Upvc double glazing. The home enjoys an extremely large garden plot and it is thought, subject to the necessary consent, that there is great scope for this home to be extended. Arranged over two floors the accommodation in brief comprises: - entrance porch, entrance hall, front sitting room, rear sitting room, kitchen and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside a sweeping driveway provides ample parking and leads to a brick built detached garage.

Accommodation In Detail

Half obscure Upvc leaded double glazed entrance door, with arched glazed light over and obscure double glazed lights to side, leading to:

Entrance Porch

having black and white Minton flooring, plumbing for washing machine and hardwood obscure leaded stain glazed entrance door leading to:

Entrance Hall 3.54m x 2.39m (11'7" x 7'10")

having one double central heating radiator, dog legged staircase rising to first floor, fitted smoke alarm, obscure glazed window to front elevation, thermostatic control for central heating and useful understairs storage cupboard housing gas and electric meters. Pantry with extensive shelving, obscure Upvc double glazed window to side elevation and central heating timer.

Front Sitting Room 3.81m x 3.48m extending to 4.18m into bay

having Upvc double glazed bay window to front elevation with leaded stain glazed top lights, one double central heating radiator and feature stone fireplace with tiled hearth and inset Living Flame gas fire.

Rear Sitting Room 3.8m x 3.51m extending to 4.31m into bay

having Upvc double glazed sliding patio doors opening onto the rear patio, feature stone fireplace with slate hearth and backplate together with inset Living Flame gas fire and one double central heating radiator.

Kitchen 2.40m x 2.37m (7'11" x 7'10")

having a good range of oak fronted base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, Upvc double glazed window to side elevation, half obscure double glazed door to rear and fitted Ideal Mexico gas fired central heating boiler.

On The First Floor

Half Landing

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

Main Landing

having access to loft and fitted smoke alarm.

Bedroom One 3.86m x 3.5m extending to 4.3m into bay

having Upvc double glazed walk-in semi circular bay window to front elevation with leaded stain glazed top lights and one double central heating radiator.

Bedroom Two 3.81m x 3.50m (12'6" x 11'6")

having one central heating radiator and Upvc double glazed window providing fabulous views over the rear garden and open ground beyond.



Bedroom Three 2.43m x 2.40m (8'0" x 7'11")

having one central heating radiator, airing cupboard incorporating lagged hot water cylinder and Upvc double glazed window overlooking the rear garden.

Bathroom

having three piece pampas green suite comprising panelled bath, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation with leaded stain glazed top lights and one central heating radiator.

Outside

To the front of the property is a sweeping block paved driveway providing ample parking. To the left hand side is a lawned area and to the right hand boundary is an extensive variety of evergreen shrubs. The driveway leads to a detached garage. There is an outside wc and useful store. To the rear is a block paved patio area which leads to a slightly raised patio and beyond which lies a large garden which is extensively laid to lawn with evergreen shrubs and a privet hedge to the far boundary.

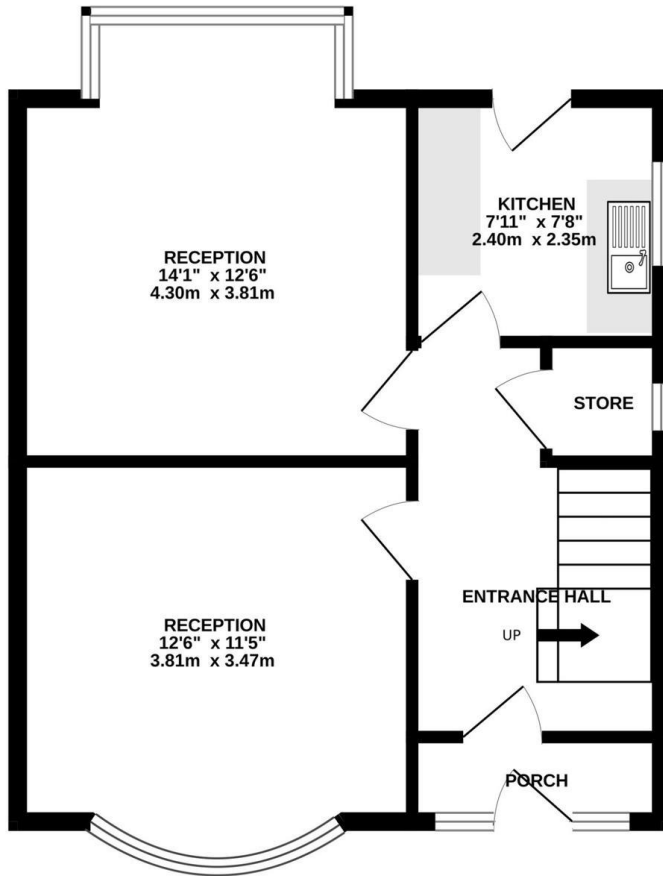
Garage 2.75m x 5.29m (9'0" x 17'5")

having up an dover door and electric lighting.

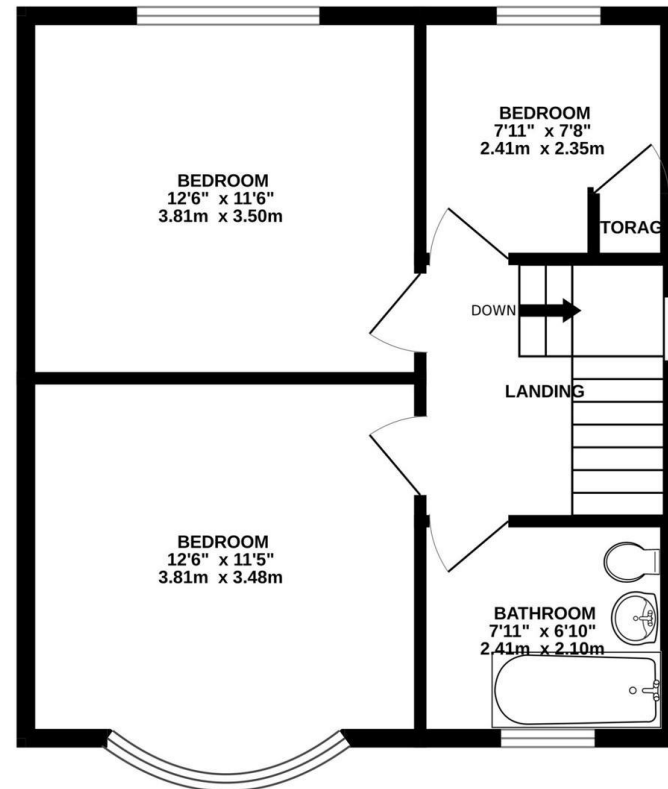




GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

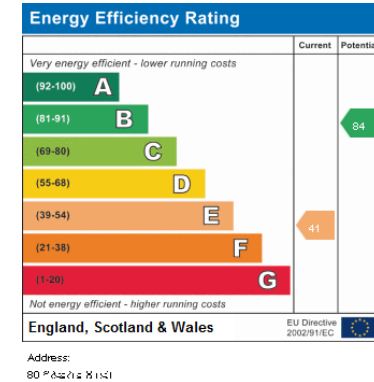


1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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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.

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