



Stanton Road, Stapenhill,
Burton-on-Trent



3



1



2

Guide price £200,000



Key Features

- Individual & Prominent Detached Home
- Generous Established Plot
- Convenient Location
- Two Reception Rooms
- Three Double Bedrooms
- Sizeable Gardens
- EPC rating D
- Freehold





A well proportioned detached period home offering generous accommodation in this extremely convenient location. Situated approximately 1 mile from the town centre the property offers many attractive features complemented by a very generous and sizeable plot. Internally the accommodation comprises:

- large lounge/diner, good sized fitted kitchen, separate dining room and on the first floor a landing leads to three double bedrooms and large shower room. The property has gas central heating and double glazing.

Accommodation In Detail

Entrance door to the rear opens into:

Kitchen 3.17m x 3.04m (10'5" x 10'0")

having stainless steel sink set into a worktop with tiled surrounds, four ring ceramic hob with extractor canopy over and built-in oven under, base cupboards, matching wall mounted units, integrated refrigerator, one central heating radiator, tiled floor and door to:

Dining/Garden Room 3.23m x 3.14m (10'7" x 10'4")

having tiled floor, one central heating radiator, sliding patio doors to rear garden and staircase rising to first floor.

Lobby

having understairs store cupboard.

Living Room 6.59m x 3.092m (21'7" x 12'10")

having fireplace housing solid fuel burning stove, two central heating radiators and two windows to front elevation.

On The First Floor

Landing

leading to:

Bedroom One 3.86m x 3.20m (12'8" x 10'6")

having one central heating radiator and window to front elevation.

Bedroom Two 3.05m x 3.24m (10'0" x 10'7")

having one central heating radiator and recess overstairs.

Bedroom Three 3.22m x 3.15m (10'7" x 10'4")

having one central heating radiator and window to rear elevation.

Shower Room 3.24m x 3.16m (10'7" x 10'5")

having airing cupboard housing central heating boiler, large shower cubicle, wc, wash basin, aqua-boarding to walls, window to rear elevation and built-in store cupboards.

Outside

There is pedestrian access to the front of the property. To the rear is a large patio area opening out to a formal garden area laid to lawn with established shrubs and flower borders. Beyond this garden area is a further patio area, and a further garden area laid to lawn together with a shed and established fruit 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

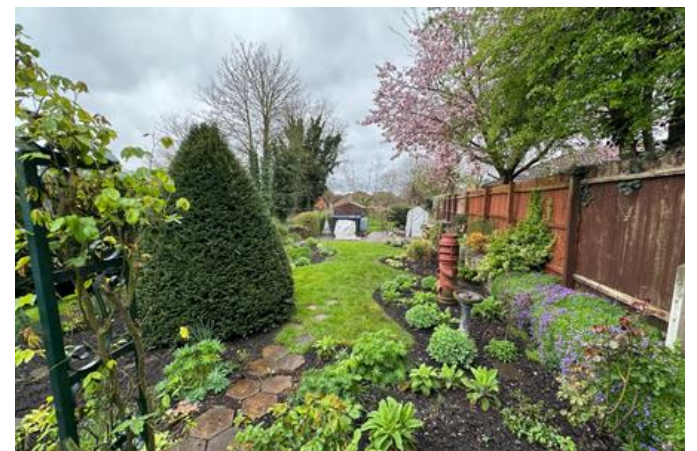
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

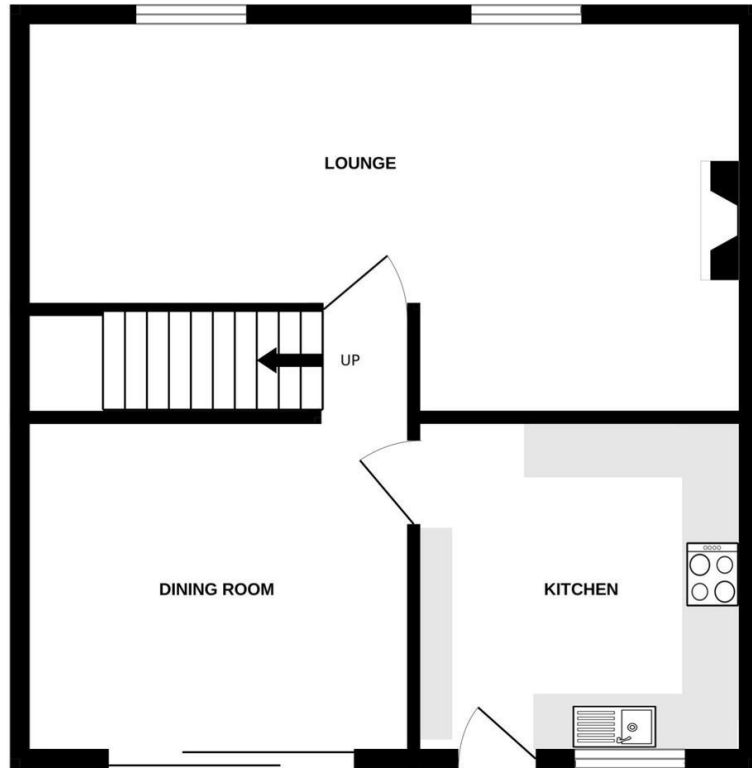
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



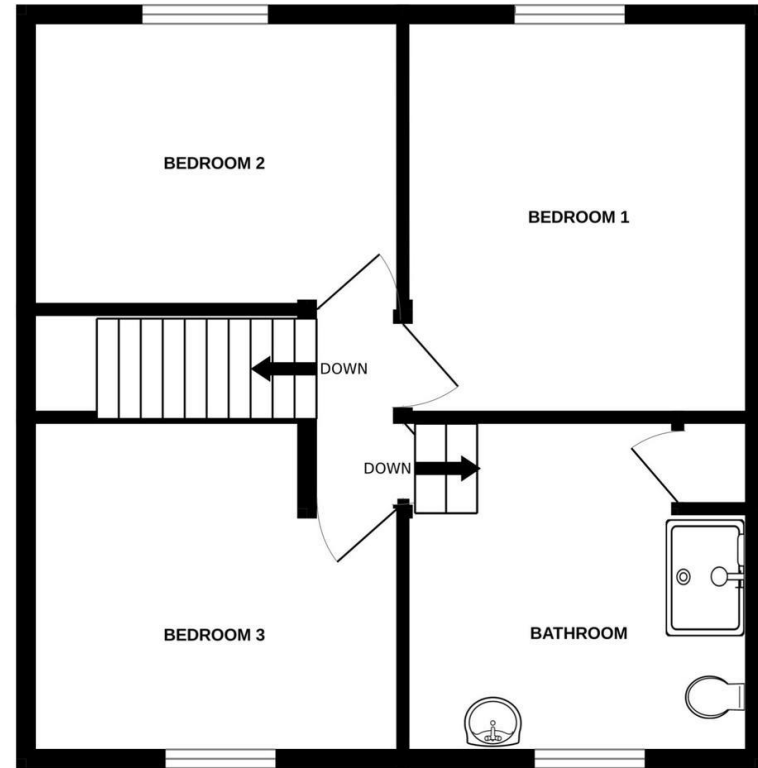




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(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	

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