



Scalcliffe Road, Stapenhill,  
Burton-on-Trent



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£385,000



## Key Features

- Victorian Family Home
- Highly Regarded Residential Location
- Four Well Proportioned Bedrooms
- Three Fabulous Reception Rooms Plus Stunning Dining Kitchen
- High Level Of Specification Throughout
- Retaining Many Period Features
- No Upward Chain
- EPC rating D
- Freehold





\*\*\* Wonderful Period Family Home With Many Original Features \*\*\* Situated on the ever popular Scalpcliffe Road this spacious family home has been loved and cherished by the current owners and has been sympathetically restored and now offers both quality and space throughout. Only by a detailed internal inspection can the overall standard of this lovely home be appreciated. In brief the accommodation comprises: - open canopied entrance, superb entrance hall with original spindle staircase, bay windowed front sitting room, elegant drawing room with French doors opening out onto the rear courtyard, further reception room opening into a beautifully fitted open plan dining kitchen with pantry off and an inner lobby leading to utility room and ground floor shower room. On the first floor a landing leads to four well proportioned bedrooms and sumptuously appointed family bathroom.

#### Accommodation In Detail

##### Open Canopied Entrance Porch

having half obscure Upvc double glazed composite door leading to

##### Impressive Entrance Hall 4.37m x 1.95m extending to 4.45m

having original stepped moulded plaster coving to ceiling, staircase rising to first floor with turned newel post and spindles together with mahogany handrail, useful understairs storage cupboard and one central heating radiator with fitted radiator cover. We understand that under the current floor covering is an original Minton tiled floor.

##### Elegant Sitting Room 4.4m x 4.25m extending to 5.3m

having original features including stepped moulded plaster coving to ceiling, fitted picture rail, deep skirtings and architraves, one double central heating radiator, walk-in cant bay window to front elevation with Upvc double glazed sash windows and feature Adams style fireplace with grey marble backplate and hearth and open grate fire.

##### Dining Room 4.4m x 4m (14.4ft x 13.1ft)

having ornate ceiling rose, original plaster moulded coving to ceiling, fitted picture rail, Upvc double glazed sash window to front elevation, Upvc double glazed French doors opening out onto the rear courtyard with original stain glazing over, one central heating radiator with fitted ornate cover, feature natural pine fire surround with ornate cast iron open grate and raised tiled hearth and shelving to one side of the chimney breast.

##### Second Sitting Room 4.25m x 3.8m (13.9ft x 12.5ft)

having Upvc double glazed sash window to side elevation, feature painted brick fireplace with quarry tiled hearth and inset cast iron gas fed burner, original bell box, cupboards to either side of fireplace and one double central heating radiator.

##### Stunning Dining Kitchen 5.6m x 6.4m narrowing to 3.08m and 2.32m

This superb light and airy room is complemented by extensive natural light and features Upvc double glazed sash window to front elevation, Upvc double glazed French doors opening out onto the rear paved courtyard, two large double glazed Velux rooflights, low intensity spotlights to ceiling, two central heating radiators, extensive array of fitted high gloss units with high glossed polished granite working surfaces over, inset enamel sink with swan neck mixer tap over, Neff induction hob with stainless steel extractor canopy over, two integrated Neff ovens, integrated Zanussi fridge and freezer, Karndean flooring and walk-in pantry with an extensive array of fitted shelving, quarry tiling to floor and obscure Upvc double glazed window to rear elevation.

##### Inner Lobby 2.55m x 1.17m (8.4ft x 3.8ft)

having fitted boiler with timer, low intensity spotlights to ceiling and fitted Karndean flooring.









#### Utility Room 4.5m x 2.28m narrowing to 1.13m

having an array of high gloss fronted base and wall mounted units with complementary rolled edged working surfaces over, stainless steel sink and draining unit, Upvc double glazed sash window to rear elevation, half Upvc double glazed door to side elevation, low intensity spotlights to ceiling, Karndean flooring and one central heating radiator.

#### Shower Room

having over-sized shower with fitted Drenche shower, low level twin flush wc, corner wash basin, vertical contemporary stainless steel towel radiator, obscure Upvc sash window to side elevation and fitted Karndean flooring.

#### On the First Floor

#### Impressive Landing 4.4m x 12.31m (14.4ft x 40.4ft)

having Upvc double glazed sash window to side elevation, low intensity spotlights to ceiling, ornate ceiling rose, access to loft space and useful overstairs store.

#### Master Bedroom 4.23m x 4.4m (13.9ft x 14.4ft)

having bank of three Upvc double glazed sash windows to front elevation, stepped moulded plaster coving to ceiling and one double central heating radiator.

#### Bedroom Two 4.41m x 4.08m (14.5ft x 13.4ft)

having Upvc double glazed sash windows to front and rear elevations, one double central heating radiator and extensive bank of five built-in wardrobes.

#### Bedroom Three 3.71m x 2.76m (12.2ft x 9.1ft)

having Upvc double glazed sash window to side elevation, one double central heating radiator and built-in full height storage cupboard with stripped pine doors.

#### Bedroom Four 3.68m x 3.09m (12.1ft x 10.1ft)

having low intensity spotlights to ceiling, two Upvc double glazed sash windows to rear elevation, one double central heating radiator and airing cupboard incorporating lagged hot water cylinder and immersion heater.





## Family Bathroom

having modern white suite comprising pedestal wash basin with swan neck mixer tap, low level twin flush wc, panelled bath with mixer tap and Drenche shower over, overs-sized chrome towel radiator, obscure Upvc double glazed sash window to side elevation, low intensity spotlights to ceiling, full tiling complement to walls and fitted Karndeian tile effect flooring.

## Outside

To the front is a landscaped garden with an adjacent tarmac driveway leads to a gated courtyard. A pathway runs to the rear which opens to a flagged patio area, steps gradually lead to raised borders and an assortment of sheds and greenhouse, beyond which lies a lovely well screened lawn garden, stunning private decking area with two useful storage sheds. There is an extensive supply of external water and electricity points. The garden offers a great degree of privacy. Electric car charging point to the front.

## 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

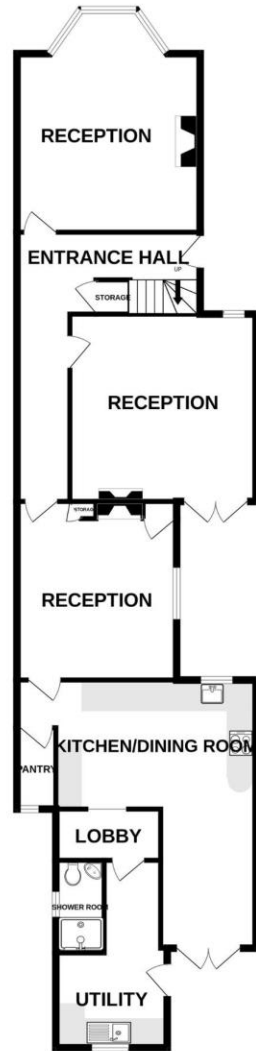
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



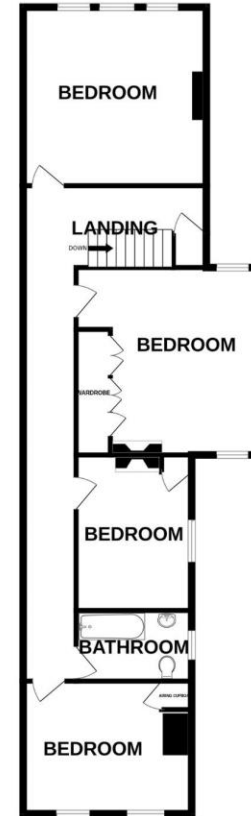




GROUND FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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		
(69-80)	C		78
(55-68)	D	60	
(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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