



Stapenhill Road, Stapenhill,  
Burton-on-Trent



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Offers in excess of £325,000



## Key Features

- Exceptionally Well Presented Period Home
- Convenient Location
- Adjacent To Riverside Walks
- Two Reception Rooms
- Master Bedroom With En-Suite
- Two Further Bedrooms
- EPC rating E
- Freehold





A superbly presented period home in this convenient and well established location. The property has been meticulously re-furbished to emphasise the period features of the property with the added benefit of modern conveniences and styling. Complemented by a generous enclosed garden and off road parking the accommodation in brief comprises: - reception hall, elegant lounge, dining room, good sized kitchen, breakfast/garden room and cloak room. On the first floor a landing leads to the master bedroom with en-suite shower, two further bedrooms and a well appointed bathroom.

### Accommodation In Detail

Entrance door leading through to

### Reception Hall

having window to side elevation, winding staircase to first floor, tiled floor and understairs storage cupboard,

### Lounge 4.14m x 4.01m (13.6ft x 13.2ft)

having fitted wall light points, Victorian style fireplace with cast iron fire and tiled inserts, one central heating radiator, fitted picture rail, cornice detail to ceiling and full height windows to front elevation.

### Dining Room 4.1m x 3.6m (13.5ft x 11.8ft)

having natural pine wood floor, one central heating radiator, Victorian style fireplace with tiled inserts, one central heating radiator, coving to ceiling and storage cupboard.

### Kitchen 3.65m x 3.44m (12ft x 11.3ft)

having acrylic sink with brushed brass mixer tap set into wooden work top with tiled surrounds, base cupboards and drawers, matching wall mounted cupboards, integrated fridge/freezer, built-in oven and grill, ceramic hob with extractor canopy over, vertical radiator, wood effect flooring,

chimney breast with fireplace feature, window to rear elevation and part glazed door leading to the rear.

### Rear Lobby

having built-in utility cupboard and a step to

### Breakfast/Garden Room 3.47m x 3.21m (11.4ft x 10.5ft)

having double doors opening out to the rear patio, wood effect flooring, two vertical radiators, recessed ceiling light and window to rear elevation.

### Cloak Room

having wc and wash basin with tiled splashback.

### On The First Floor

### Half Landing

having window to front elevation and one central heating radiator.

### Main Landing

leading to

### Master Bedroom 4.09m x 4.04m (13.4ft x 13.3ft)

having windows to front elevation and one central heating radiator.

### En-Suite

having corner shower cubicle, wc, wash basin set onto a vanity unit, ladder style radiator, slate effect flooring, window to rear elevation and recessed ceiling lights.

### Bedroom Two 3.64m x 3.06m (11.9ft x 10ft)

having one central heating radiator and window to front elevation.

### Bedroom Three 3.45m x 2.19m (11.3ft x 7.2ft)

having one central heating radiator, window to rear elevation and wood effect flooring.









### Bathroom 3.34m x 2.19m (11ft x 7.2ft)

having free-standing roll top bath, separate corner shower cubicle, wash basin set into vanity unit, wc, tiled surrounds, ladder style radiator, wood effect flooring and window to rear elevation.

### Outside

To the front of the home is a paved parking area with ornamental flower borders and steps rise to a paved frontage to the property. There is access to the rear where there is a large patio area and a wide flight of steps lead to the lawned garden. There is a stoned pathway which leads to a large decking area at the top of the garden.

### 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.





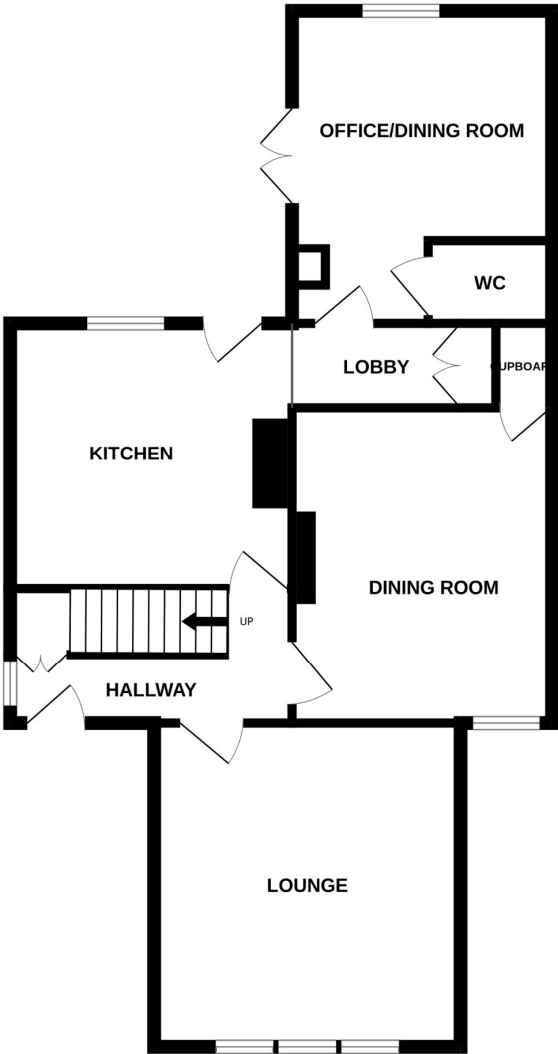




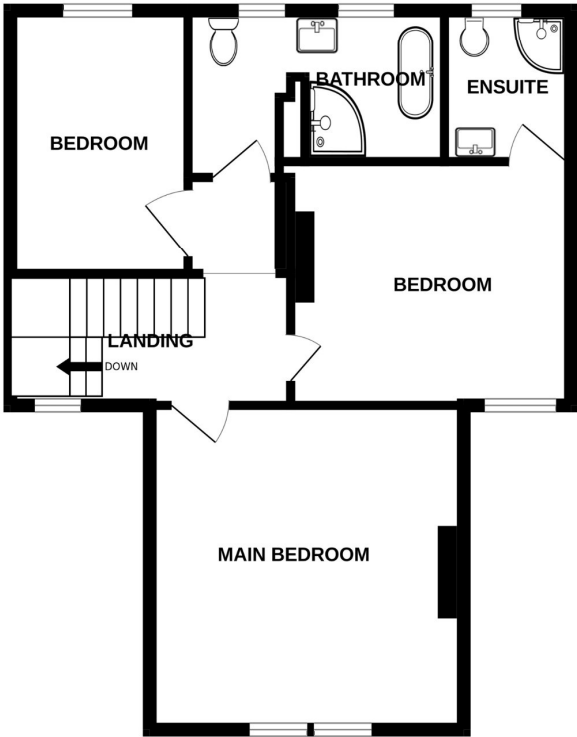




GROUND FLOOR



1ST FLOOR



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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