



Stanton Road, Stapenhill,  
Burton-on-Trent



3



1



2



Guide price £195,000



## Key Features

- Three Bedroomed Semi Detached Home
- Off Road Parking & Garage
- Large Rear Garden With Outbuildings
- Gas Central Heating & Upvc Double Glazing
- Large Reception Rooms
- EPC rating D
- Freehold







Newton Fallowell are pleased to be able to offer for sale this traditional three bedroomed semi detached property in Stapenhill. The property offers two large reception rooms, well proportioned kitchen, two double bedrooms, third bedroom/study and shower room. The property benefits from off road parking, detached garage, outbuildings and a good sized rear garden.

#### Accommodation In Detail

Upvc double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, fuse board, electric meter, one central heating radiator, fitted smoke alarm, wood panelling to walls.

#### Lounge Area 3.66m x 3.61m (12'0" x 11'10")

having gas fired with tiled surround, BT and tv aerial points, Upvc double glazed bay window, bespoke central heating radiator to bay and opening leading through to:

#### Dining Area 3.66m x 3.97m (12'0" x 13'0")

having wood panelling, built-in store and shelves around fireplace, one central heating radiator and Upvc double glazed window to rear elevation.

#### Breakfast Kitchen 2.42m x 4.34m (7'11" x 14'2")

having a range of base and wall mounted units, built-in fridge/freezer, space for oven, bay window housing composite sink with chrome fittings, tiled splashback to one wall, overhead extractor, one central heating radiator and frosted Upvc double glazed door to side elevation.

#### Outbuilding/Utility 1.62m x 3.13m (5'4" x 10'4")

having plumbing for washing machine, stainless steel sink with chrome taps, tiled splashback, wooden glazed and wooden sliding door.

#### Outbuilding 2 1.62m x 3.00m (5'4" x 9'10")

having wooden frosted glazing, sliding door, electrics and BT point.

#### Outhouse 1.62m x 1.05m (5'4" x 3'5")

having low level wc, lighting and wooden single glazed window.

#### On The First Floor

#### Landing

having fitted smoke alarm, access to loft space, one central heating radiator and storage cupboard which has further access to loft space and built-in shelving.

#### Master Bedroom 4.56m x 3.66m (15'0" x 12'0")

having built-in double wardrobe, drawers, overhead storage, built-in side tables, tv aerial point and Upvc double glazed window to front elevation.

#### Bedroom Two 2.93m x 4.00m (9'7" x 13'1")

having tv aerial point, one central heating radiator, Upvc double glazed window to rear elevation

#### Bedroom Three 1.60m x 2.43m (5'2" x 8'0")

having BT and tv aerial points, one central heating radiator and Upvc double glazed window to rear elevation.

#### Shower Room 1.58m x 2.65m (5'2" x 8'8")

having full tiling to walls, walk-in shower with glass screen and thermostatic chrome shower, low level wc, vanity wash basin with chrome mixer tap, chrome heated towel radiator, fitted shaver point, Upvc double glazed window to side elevation and cupboard housing Vaillant combination central heating boiler.

#### Outside

To the front of the property is a walled frontage with a tarmac area providing parking for one vehicle and a shared driveway leads to the rear garden which provides further parking. To the rear is a good sized patio area, well proportioned garden which is mainly laid to lawn with mature borders and plants







**Detached Garage 3.45m x 5.91m (11'4" x 19'5")**  
having electric, up and over door and side courtesy door.

### 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.

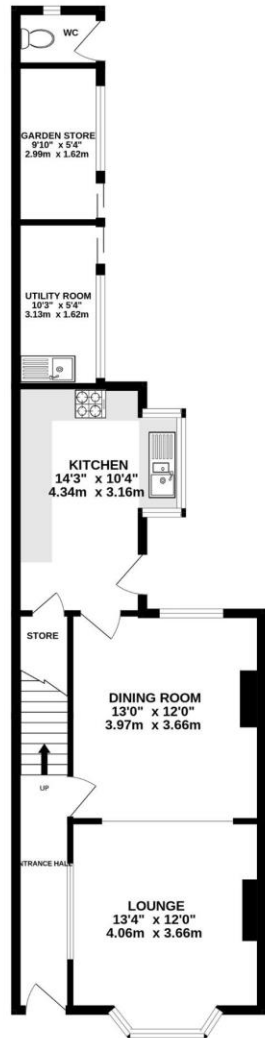
### Note

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**  
637 sq.ft. (59.2 sq.m.) approx.



**1ST FLOOR**  
496 sq.ft. (46.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
486 Stanton Road

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