



Scalpcliffe Road, Stapenhill,
Burton-on-Trent



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£365,000



Key Features

- Stunning Victorian Home
- Highly Regarded Residential Location
- Beautifully Appointed Throughout
- Three Double Bedrooms
- Three Well Proportioned Reception Rooms
- Period Character Features Throughout
- EPC rating TBC
- Freehold





This beautifully renovated, characterful, Victorian home can only be appreciated by an internal inspection. The owners have painstakingly up-graded the home which in brief comprises: - entrance hall, bay windowed front sitting room, large rear reception room, dining room and fantastic kitchen with floor to ceiling windows. There are two staircases, the main staircase leads to two bedrooms and shower room and the further staircase leads to the rear bedroom and family bathroom which also can be accessed from bedroom two. Outside to the front is off road parking and to the rear is a easy to maintain garden which is well screened by timber fencing.

Accommodation In Detail

Half obscure leaded stained double glazed period entrance door with obscure leaded double glazed light over leading to:

Impressive Entrance Hall 3.07m x 1.8m (10'1" x 5'11")

having lovely patterned ceramic tiling to floor, staircase rising to first floor with turned newel posts and pitched pine handrail, stepped moulded plaster coving to ceiling, fitted smoke alarm and cast iron period central heating radiator.

Front Sitting Room

having walk-in double glazed bay window to front elevation with built-in window seat (which provides good storage) and integrated shutters, further Upvc double glazed sash style window to side with integrated shutters, stepped moulded plaster coving to ceiling, fitted picture rail, cast iron central heating radiator, burnished cast iron fireplace with open working grate and patterned tiled hearth and bespoke alcove cabinets and shelving with desk.

Rear Reception Room 4.23m x 4.25m (13'11" x 13'11")

having stepped moulded plaster coving to ceiling, fitted picture rail, ornate moulded centre ceiling rose, Upvc double glazed sash style window to side elevation with integrated shutters, stripped pine flooring, vertical cast iron central heating radiator, feature fireplace with burnished cast iron inset surmounted on a patterned tiled hearth, doorway giving access to understairs store and doorway leading through to:

Dining Room

having further staircase rising to first floor with understairs store, Herringbone patterned quality laminate flooring, cast iron central heating radiator, Upvc double glazed sash style window to side elevation with integrated shutters and exposed rustic brick chimney breast with fireplace and inset cast iron grate surmounted on a tiled hearth.

Stunning Kitchen 4.82m x 3.06m (15'10" x 10'0")

having a lovely array of navy blue and grey quality units together with Silestone Quartz worktops complemented by white tiled splashbacks, Rangemaster double ceramic sink, Upvc double glazed sash window to side elevation with integrated shutters, stunning double glazed glass wall with Crittall-style external doors leading to the landscaped garden, ceramic tiled floor, vertical cast iron radiator, fitted cooker hood, space for range cooker and cupboard housing gas fired central heating boiler.

On The First Floor

Landing One

having access to loft space.

Bedroom One 4.27m x 4.25m (14'0" x 13'11")

having one double central heating radiator and Upvc double glazed sash style windows to front and side elevations both with integrated shutters.

Bedroom Two

having Upvc double glazed sash style window to side elevation with integrated shutters, one double central heating radiator and fitted smoke alarm.



Stunning Shower Room

having suite comprising teardrop basin surmounted Silestone Quartz washstand with drawers and cupboards and central chrome mixer tap, quadrant over-sized shower enclosure, low level wc, half tiling complement to walls, full tiling around shower area, obscure Upvc double glazed sash style window to side elevation with integrated shutters, low intensity spotlights to ceiling, fitted shaver point, bespoke floor to ceiling storage cupboard and heated chrome towel radiator.

Secondary Landing

having staircase leading down to the ground floor, cast iron central heating radiator and Upvc double glazed sash style window to side elevation with integrated shutters.

Bedroom Three 4.64m x 3.09m (15'2" x 10'1")

having Upvc double glazed sash style window to rear elevation with integrated shutters, cast iron radiator and fitted smoke alarm.

Bathroom

having high quality suite comprising low level wc, claw foot roll top bath with Drenche shower and Victoriana style fittings, vanity wash basin with cupboards under, chrome central heating towel radiator, low intensity spotlights to ceiling, fitted extractor vent and ceramic tiling to floor.

Outside

To the rear of the property there are two patio areas, to each end of the garden, to ensure the sun can be enjoyed throughout the day together with a lawned area. A shed is also erected and the garden is well screened by timber fencing.



Services

All mains services are believed to be connected to the property.

Measurement

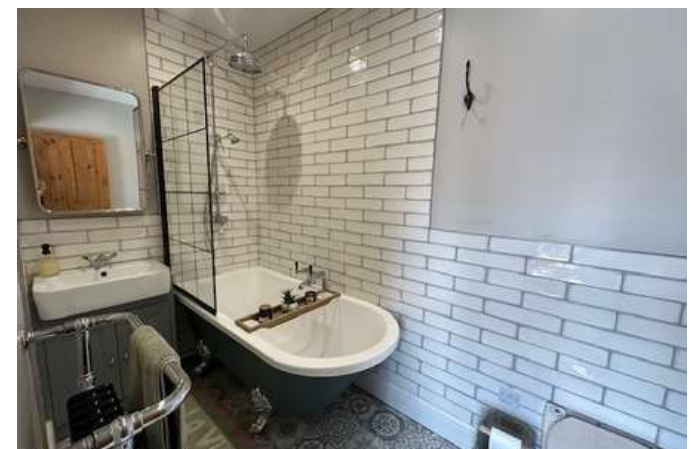
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

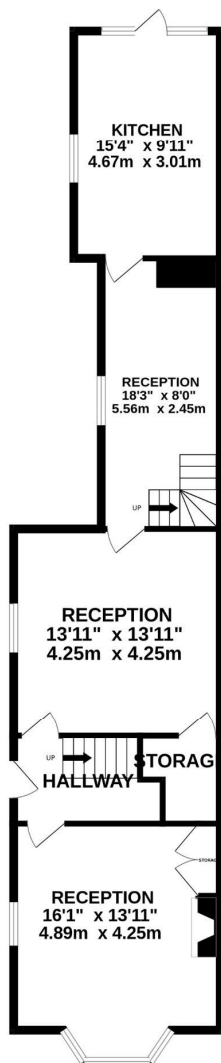
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

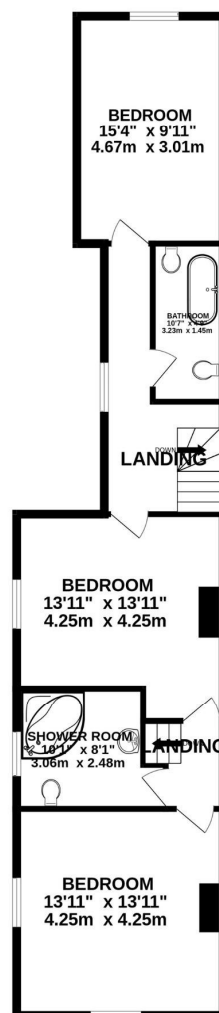
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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