



Clay Street, Stapenhill, Burton-on-Trent



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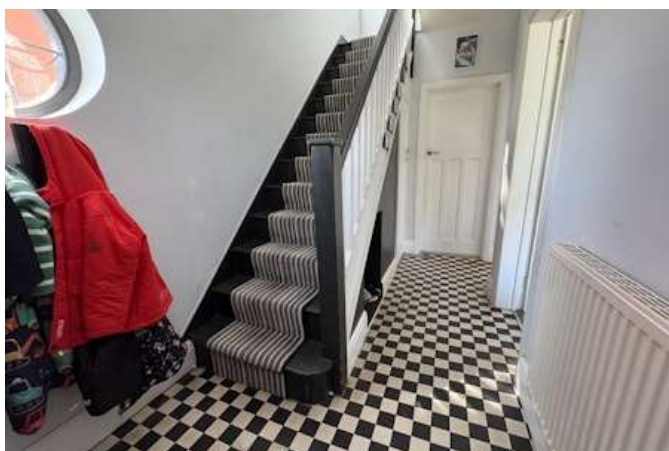
£310,000



Key Features

- Extended Traditional Detached Home
- Three Bedrooms
- Sought After Location
- High Specification Throughout
- Large Garden
- Abundance Of Off Road Parking
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended traditional three bedroomed detached property on a very desirable road in Stapenhill. Benefitting from a large rear extension to provide fantastic family kitchen dining lounge with bi-fold doors to a large patio area. The property is ideal for any family looking to purchase in this area. In brief the accommodation comprises:

- entrance hall, guest cloak room, lounge, study/snug, living dining kitchen and on the first floor a landing leads to three bedrooms and a well fitted bathroom. Externally the property has a fully enclosed rear garden, an abundance of seating areas, large lawn, plenty of storage. Viewings are highly recommended to appreciate the size and location.

Accommodation In Detail

Arched entrance way into:

Storm Porch

having traditional wooden entrance door leading to:

Entrance Hall

having staircase rising to first floor, original tiling to floor, understairs storage cupboard and one central heating radiator.

Guest Cloak Room 0.86m x 1.27m (2'10" x 4'2")

having low level wc, space saving wall mounted wash basin with chrome tap, consumer unit for electrics and frosted Upvc double glazed window to side elevation.

Lounge 3.61m x 4.05m (11'10" x 13'4")

having feature wood lintel with tv over, one central heating radiator and Upvc double glazed bay window to front elevation.

Snug/Study 1.91m x 2.51m (6'4" x 8'2")

having one central heating radiator and Upvc double glazed window to side elevation.

Dining Kitchen

having range of base and wall mounted units, laminate stone effect working surface, undercounter sink and drainer with chrome mixer tap, two electric double ovens, island breakfast bar with four ring gas hob, integrated dishwasher and wine cooler, space for American style fridge/freezer, washing machine and tumble dryer, two central heating radiators, three Velux windows, vaulted ceiling, Upvc double glazed window to rear elevation and Upvc double glazed bo-fold doors leading out to rear patio.

On The First Floor

Landing

having access to loft space and frosted Upvc double glazed window to side elevation.

Master Bedroom 3.51m x 3.63m (11'6" x 11'11")

having built-in wardrobes either side of chimney breast, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.51m x 3.39m (11'6" x 11'1")

having built-in wardrobes either side of chimney breast, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 1.96m x 2.39m (6'5" x 7'10")

having built-in overstairs storage cupboard, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.92m x 1.8m (6'4" x 5'11")

Recently fitted bathroom having low level wc with hidden cistern, vanity wash basin with chrome tap, bath with chrome fittings and electric shower over together with glass shower screen, stone effect tiling to walls, wall mounted mirrored cabinet which conceals the electric extractor fan.



Outside

To the front of the property is a full width block paved driveway for several vehicles and leading to the front door and side gate. To the side is an Indian stone paved walkway leading to the rear. To the rear is a large raised Indian stone patio offering plenty of seating and entertaining space, steps lead down to the rest of the garden and there is a further paved patio area which currently houses the hot tub. The rest of the garden is mainly laid to lawn with raised planter bed. Extending passed the garden is a good sized storage area, small garden shed and wood store.



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

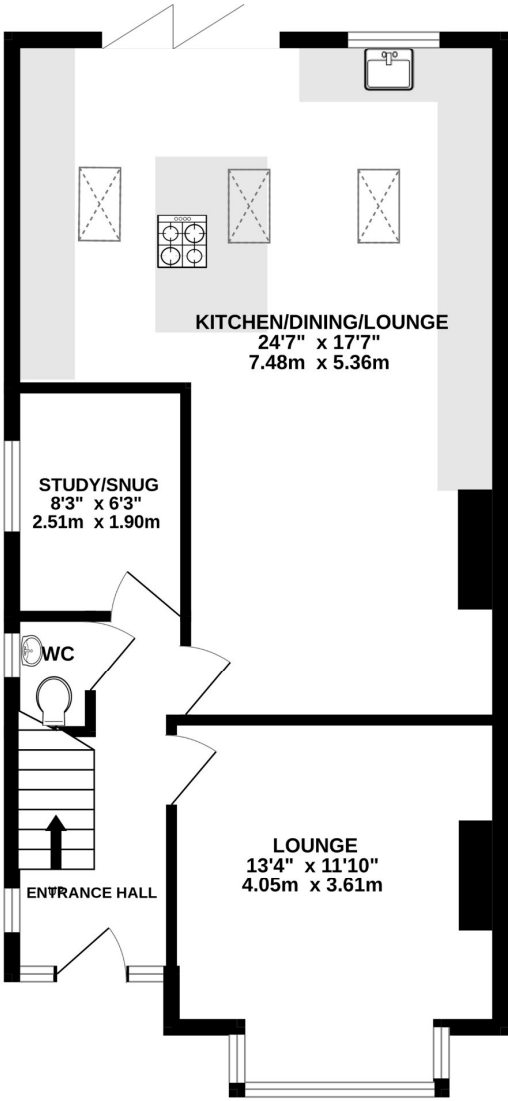
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

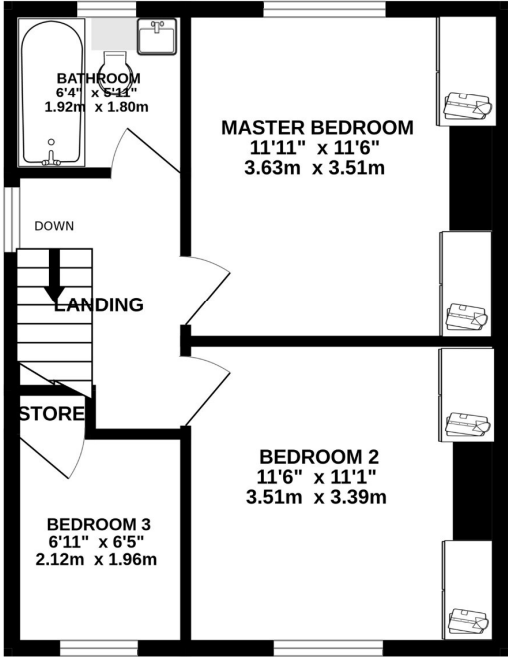
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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