



Spring Terrace Road, Stapenhill,
Burton-on-Trent



£310,000



Key Features

- Well Presented Detached Home
- Convenient Well Established Location
- Attractive Well Maintained Gardens
- Close To Local Amenities & Facilities
- Three Reception Rooms
- Three Bedrooms
- EPC rating D
- Freehold





A very well presented detached family home set well back on this popular established road and convenient for local facilities and amenities. Situated within a mile of Burton town centre the property is in a popular and sought after location offering generous well presented accommodation which in brief comprises: - entrance hall, cloak room, sitting room, lounge, separate family room/study and dining kitchen. On the first floor a landing leads to three good sized bedrooms and well appointed bathroom. Externally the property is complemented by attractive well maintained and enclosed gardens.

Accommodation In Detail

Glazed entrance door leading to:

Reception Hall

having wood effect flooring and one central heating radiator.

Guest Cloak Room

having wc with concealed cistern, wash basin, ladder style radiator/towel rail, window to front elevation and wood effect flooring.

Lounge 3.42m x 3.67m (11'2" x 12'0")

having window to front elevation, wood block flooring, coving to ceiling, ceiling rose, one central heating radiator and glazed panelled double doors leading to:

Living Room 5.66m x 3.41m (18'7" x 11'2")

having coving to ceiling, ceiling rose, two wall light points, ornate feature fireplace and window to rear elevation.

Inner Hallway

having wood block flooring, spindled staircase rising to first floor with feature coloured glass window to side, understairs store cupboard, one central heating radiator and dado rail.

Kitchen 5.52m x 3.26m (18'1" x 10'8")

having stainless steel sink with mixer tap set into a wood work top with tiled surrounds, base cupboards and drawers, integrated wine rack, matching wall mounted units, ceramic hob with complementary splashback and extractor canopy over, oven, window to rear elevation, tiling to floor and peninsula bar to breakfast area which has two radiators tiling to floor and glazed door to side.

Games Room/Office 4.5m x 2.44m (14'10" x 8'0")

having window to front elevation and wood effect flooring.

On The First Floor

Landing

leading to:

Bedroom One 3.95m x 2.75m (13'0" x 9'0")

having wood effect flooring, window to front elevation and fitted wardrobes to one wall comprising of four double wardrobes.

Bedroom Two 3.44m x 3.26m (11'4" x 10'8")

having one central heating radiator, built-in cupboard and window to front elevation.

Bedroom Three 4.22m x 2.54m (13'10" x 8'4")

having one central heating radiator and window to front elevation.

Bathroom 2.51m x 2.47m (8'2" x 8'1")

having bath, wash basin set into vanity unit, wc with concealed cistern, tiled surrounds, ladder style radiator/towel rail, separate fully tiled shower cubicle and window to rear elevation.



Outside

To the front of the property is a block paved driveway providing ample car-standing/turning space. There is pedestrian access to the side where there is a wide paved hard standing area which extends to the rear. To the rear is a well tended enclosed garden with a patio area, dwarf wall opening to the predominantly lawned garden with established flower borders. There is an ornamental trellis work divide to the rear part of the garden where there is a summerhouse and shed.

Services

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

Measurement

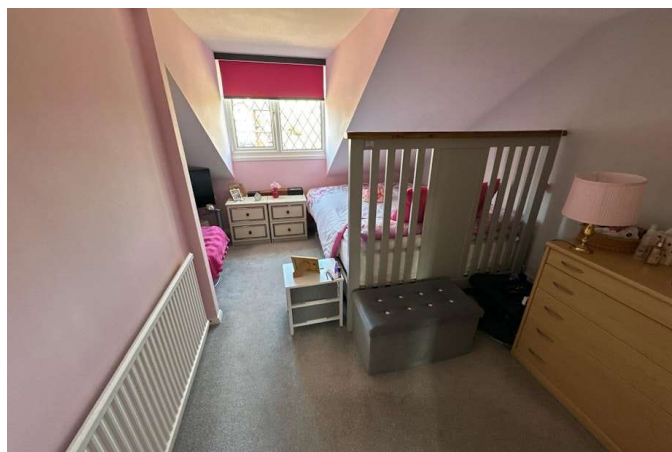
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

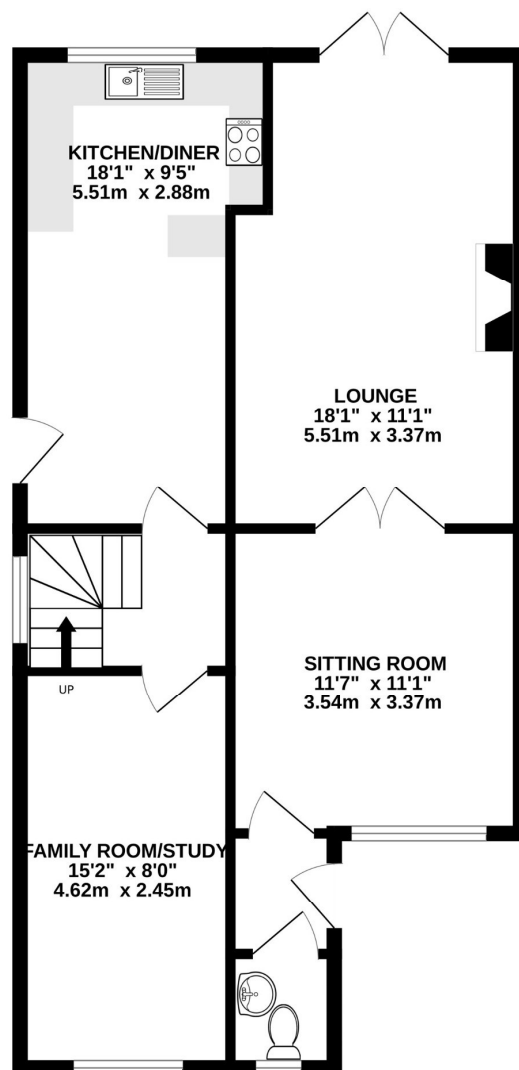
Note

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.

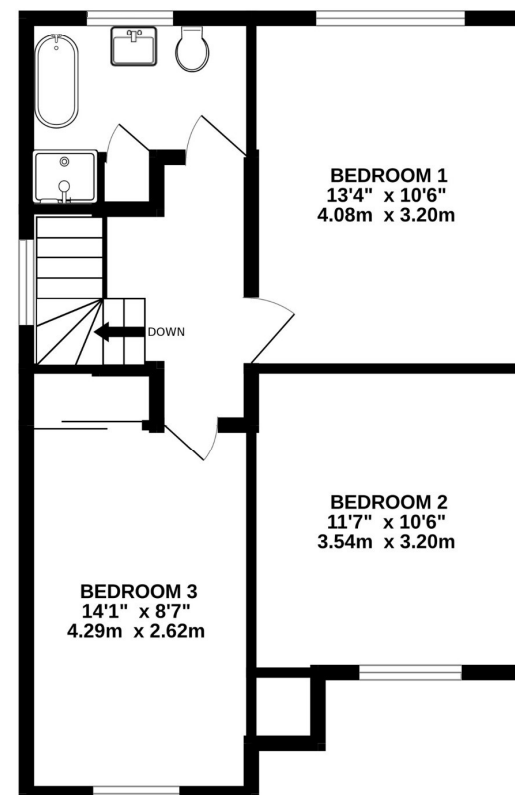




GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.

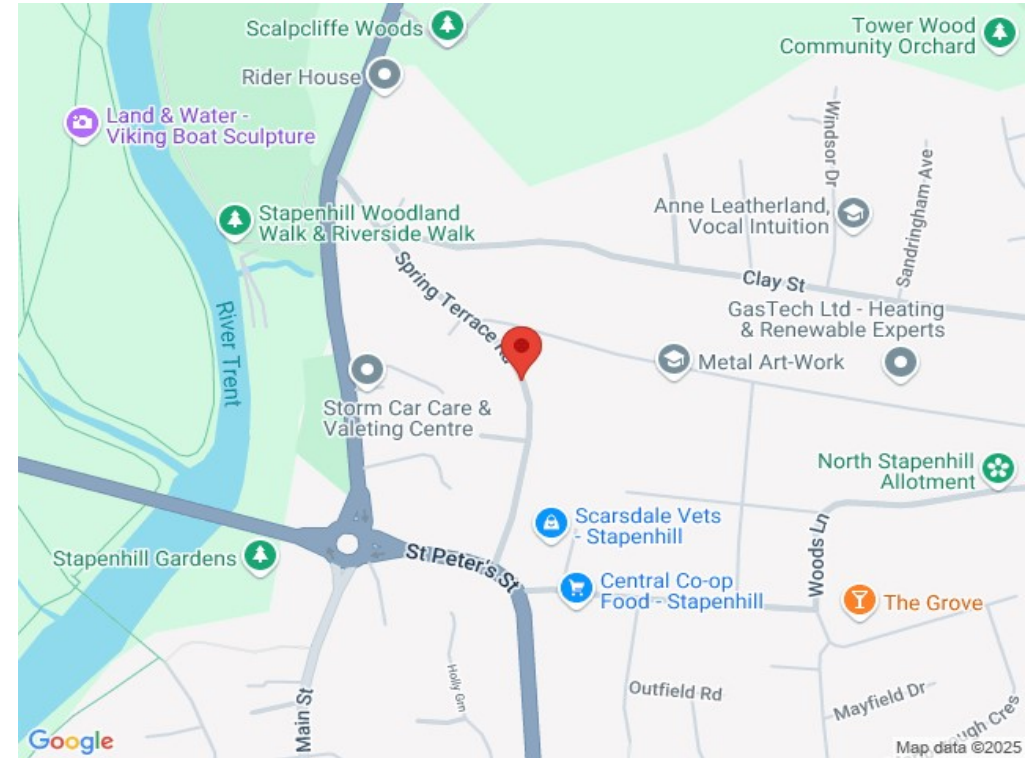


1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM		