



Scalpcliffe Road, BURTON-ON-TRENT

burchell  
edwards



# Scalpcliffe Road, BURTON-ON-TRENT DE15 9AB

for sale offers over  
**£375,000**



## Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Semi-Detached house. The property is situated on a lovely, private road in the Stapenhill area. The property greets you with a tarmac driveway providing off road parking for multiple vehicles as well as a well maintained hedge providing an element of privacy. The property itself is finished to a superb standard throughout and boasts a spacious downstairs comprising of: a wonderful living room to the rear of the property, a separate dining room at the front of the property as well as a spacious, modern kitchen. On the first floor of the property you will find a spacious landing which provides access to the loft space as well as 3 double bedrooms, the modern family bathroom and W/C. Outside to the rear is a private enclosed garden which has been beautifully landscaped and offers an amazing, peaceful area which is perfect for relaxing and entertaining alike. The garden itself is a tiered garden with the top tier containing a large spacious lawn area as well as a beautiful decking seating area. On the bottom tier is a wonderful slatted paving seating area which is perfect for hosting also. Viewing really is essential of this peaceful, private property!

## Entrance Hallway

Window to side elevation, central heating radiator, carpet and under stairs storage.

## Dining Room

16' 6" max x 13' 11" max ( 5.03m max x 4.24m max )  
Window to front elevation, central heating radiator and wooden flooring.

## Lounge

28' 3" max x 11' 2" max ( 8.61m max x 3.40m max )  
Two windows to rear elevation, doors to rear elevation, working burner, central heating radiator and wooden flooring.

## Kitchen

16' 9" x 13' 10" ( 5.11m x 4.22m )  
Window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double oven and hob, integrated fridge freezer, dishwasher, wine cooler, space and plumbing for washing machine, tiled flooring and spotlights.

## Landing

Window to side elevation, central heating radiator, carpet and loft access.

## Bedroom One

13' x 12' 9" max ( 3.96m x 3.89m max )  
Window to rear elevation, central heating radiator, carpet and integrated storage cupboard.

## Bedroom Two

13' 11" max x 9' 8" ( 4.24m max x 2.95m )  
Window to front elevation, central heating radiator, carpet and integrated double wardrobe.

## Bedroom Three

13' 11" max x 10' 4" max ( 4.24m max x 3.15m max )  
Window to front elevation, central heating radiator and carpet.

## Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, integrated double storage cupboard, central heating radiator, spotlights, tiled flooring and floor to ceiling tiling.

## Upstairs W.C

Window to rear elevation, W.C, wash hand basin, tiled flooring, central heating radiator and spotlights.

## Front Garden

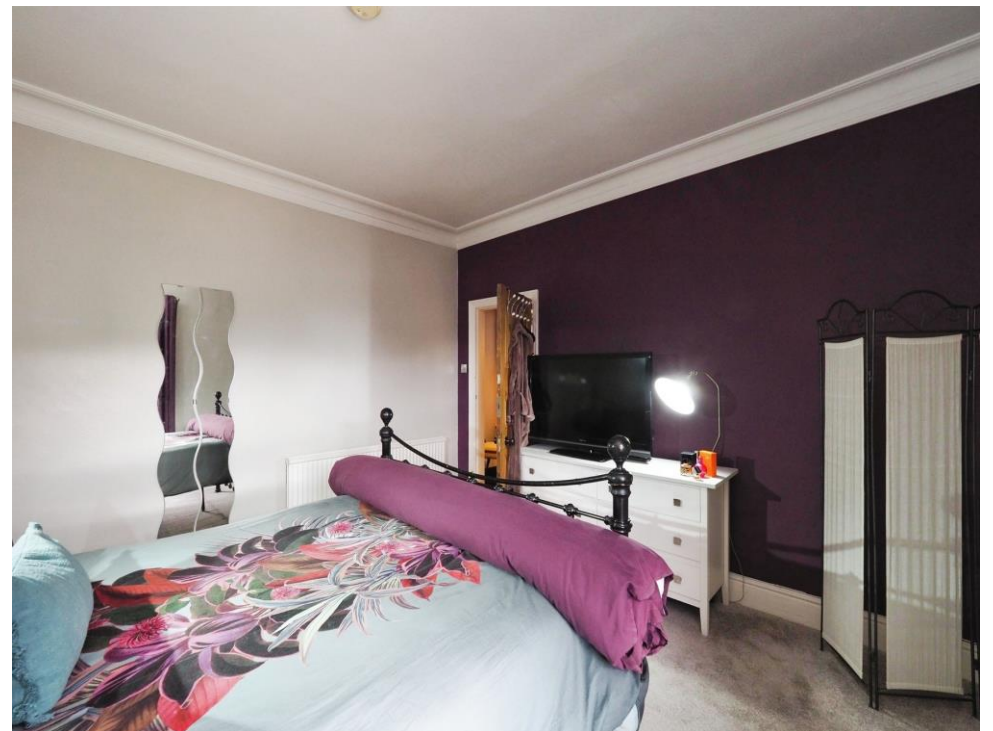
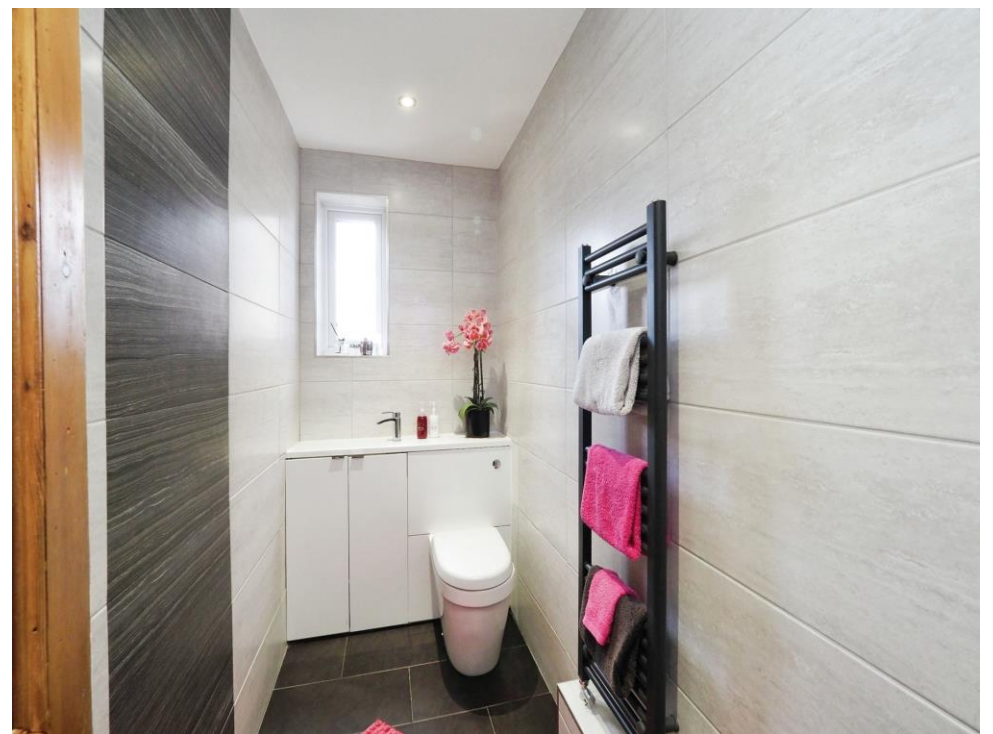
Tarmac driveway providing off road parking for two vehicles.

## Rear Garden

Large slabbed side garden, lawned area and decked seating area.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/BUT210416](http://burchelledwards.co.uk/Property/BUT210416)**



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