



Hargate Road
Stapenhill Burton-On-Trent

burchell
edwards

Hargate Road Stapenhill Burton-On-Trent DE15 9GH

for sale
£425,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 4 bedroom Detached family home, situated in the sought after location of Brizlincote Valley! The property welcomes you with an extensive driveway providing off-road parking for multiple vehicles to the front of the property as well as access to the property's double garage. Internally, the property has been finished to an exquisite standard throughout and offers a ground floor consisting of: a spacious lounge, a magnificent kitchen/dining room, a functioning utility room and a downstairs W/C. On the first floor of the property you will find 4 great sized, double bedrooms along with the property's main bathroom which has been finished to a modern standard. One of these bedrooms is the master which contains its own personal en-suite making the ultimate master. Externally, the rear garden provides a truly private and peaceful setting which can be thoroughly enjoyed in the warmer months. With multiple seating areas, a generous sized lawn patch and a lovely, tranquil pond area, this garden presents a perfect relaxation area. Viewing of this breath taking property is essential!

Entrance Hallway

Wooden flooring, under stair storage cupboard, central heating radiator, spotlights.

Downstairs W/C

Wooden flooring, window to front elevation, low level flush W/C, hand wash basin, central heating radiator, spotlights.

Lounge

Spotlights, carpet flooring, window to front elevation, window to side elevation, central heating radiator.

Kitchen/Dining Room

Wooden flooring, spotlights, pendant light x3, patio doors leading to rear garden, bifold doors leading to rear garden, central heating radiator x2, sunken sink & drainer, breakfast

island, integrated fridge and freezer, integrated oven & hobs.

Utility Room

Tiled flooring, door leading to rear garden, sunken sink & drainer, plumbing for washer, spotlights.

Landing

Carpet flooring, central heating radiator, loft access, pendant light x2.

Bedroom One

Carpet flooring, window to rear elevation, central heating radiator, spotlights, built in wardrobes.

Ensuite

Tiled flooring, spotlights, window to rear elevation, low level flush W/C, hand wash basin, central heating radiator, walk in shower.

Bedroom Two

Carpet flooring, window to front elevation, central heating radiator, spotlights.

Bedroom Three

Carpet flooring, window to front elevation, central heating radiator, spotlights, built in storage cupboard.

Bedroom Four

Carpet flooring, window to rear elevation, central heating radiator, spotlights.

Family Bathroom

Tiled flooring, spotlights, window to front elevation, low level flush W/C, hand wash

basin, central heating radiator, shower cubicle, free standing bath.

Front Garden

Brick paved driveway providing off road parking for multiple vehicles, access to property's double garage, laid to lawn area.

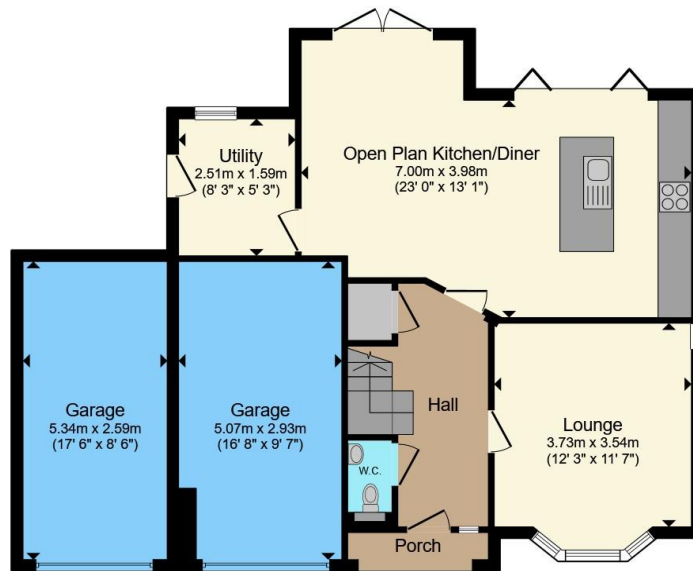
Rear Garden

Enclosed rear garden, high level of privacy, large laid to lawn area, patio slabbed area, greenery/growing area to the side, multiple seating areas, pond area.

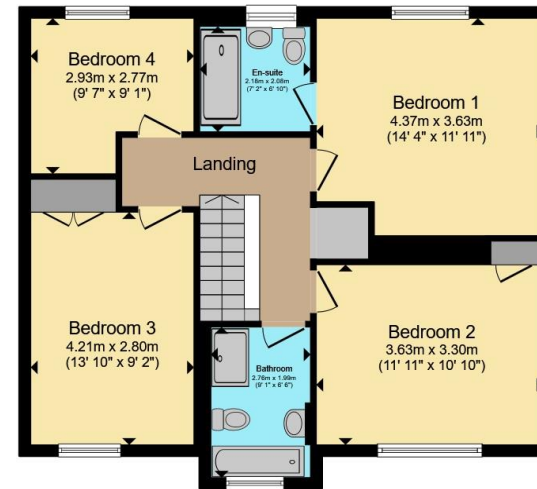








Ground Floor



First Floor

Total floor area 166.1 m² (1,788 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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