# Scalpcliffe Road

Burton-on-Trent, DE15 9AB

John German

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Burton-on-Trent, DE15 9AB

£550,000

**This exceptional house seamlessly blends a wealth of character with modern living. A beautiful home with an abundance of space including a stunning hall, three reception rooms, breakfast kitchen, an elegant first floor living room & balcony, four/five bedrooms, ensuite shower rooms, family bathroom, loft room/home office & wonderful gardens.**

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This spacious and versatile home has true character throughout with a vast array of original features combined with modern comforts. Last on the market some 45 years ago, it is also a rare opportunity to purchase such an impressive home which is situated on a road known for its character homes being well placed for schools, river side walks, pubs and also within easy reach of the town centre.

This grand home sits back beyond a walled frontage with mature fore garden and a drive giving access to the detached timber garage. A range of outbuildings include a garden store, former wash house with sink, gardeners WC and a large workshop ideal for those seeking a hobby space, offering the potential for a variety of uses.

The front door sets the character tone of the house opening to a large hallway with staircase to first floor and a door accessing the stairs to a cellar (perfect for wine enthusiasts).

There are three reception rooms on the ground floor - the lounge is a light room with bay framing views to front, a large fireplace and windows to the side providing an ideal place to relax. Further along the hall is a stunning character dining room, a wonderful room to entertain with space for a large table, a beautiful fireplace and an original leaded window framing garden views.

The breakfast kitchen is well appointed with a built in dishwasher, range style cooker, windows to both sides along with a very useful pantry/utility.

Completing the ground floor is a games/family room with a blue brick floor and door out to gardens.

To the first floor a large landing has doors leading off. The first floor living room is one of the highlights of the house, an enormous room full of character, currently used as a library/music room with French doors opening out to a covered balcony, perfect for enjoying garden views all year round. This room could also be an outstanding master bedroom should a buyer wish.

Next the generous master bedroom has views to the front, a fireplace and wash basin plus its spacious en suite shower room which has a door returning to the landing. Bedroom two is again an impressive double with garden views, wash basin and a fireplace adding a character feel.

The bathroom is unspoilt featuring the original cast iron bath and tiling, for those seeking a true character home it's a real rarity also having a fitted cupboard and window to side.

The third bedroom is light and airy, again with a wash basin and fireplace plus a feature window to the side.

The second floor has a landing with a door to a spacious loft room/study believed to be original to the house, with a door to attic space offering extra storage.

The rear gardens are well established and beautiful in all seasons with shaped lawns, mature trees and a vegetable/kitchen garden along with a greenhouse at the top of the garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.
**Property construction**: Standard
**Parking**: Drive and garage
**Electricity supply**: Mains
**Water supply**: Mains
**Sewerage**: Mains
**Heating**: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
**Broadband type**: Fibre
See Ofcom link for speed: https://checker.ofcom.org.uk/
**Mobile signal/coverage**: See Ofcom link https://checker.ofcom.org.uk/
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/11112025
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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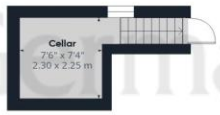
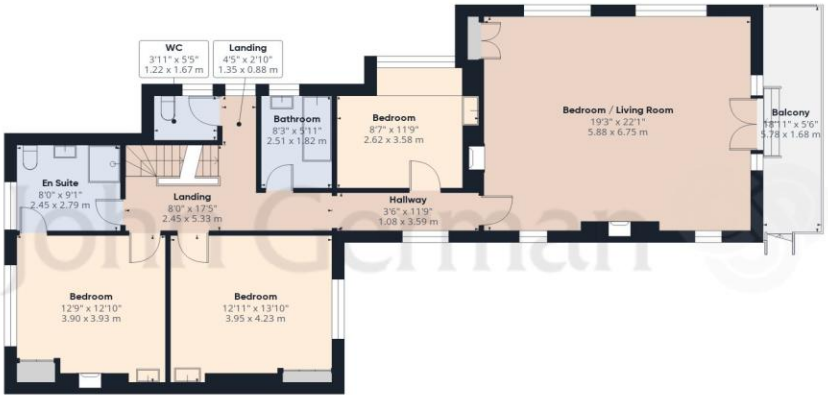


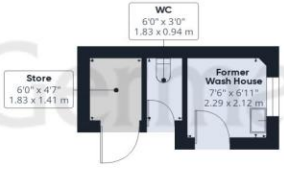

**Floor -1** Building 1

**Ground Floor** Building 1




**Floor 1** Building 1

**Floor 2** Building 1




**Ground Floor** Building 2

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**Approximate total area**(1)

2684 ft²

249.4 m²

**Balconies and terraces**

104 ft²

9.7 m²

**Reduced headroom**

86 ft²

8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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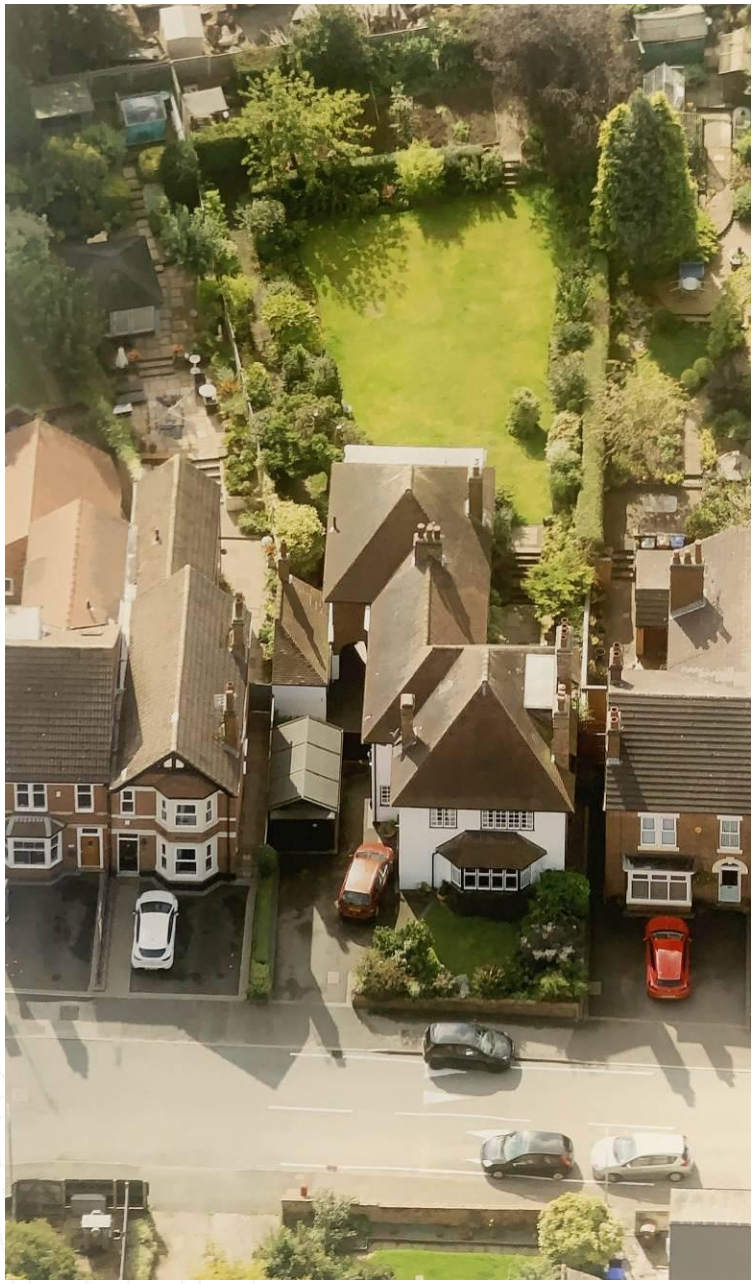

## Agents' Notes

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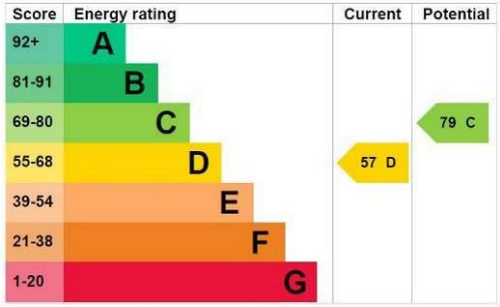
## Referral Fees

**Mortgage Services -** We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services -** If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services -** If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.





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