



Stanton Road, Stapenhill,  
Burton-on-Trent



3



1



2

£220,000



## Key Features

- Period Semi Detached Home
- Highly Regarded Residential Location
- Superbly Appointed Throughout
- High Quality Internal Specification
- Large Detached Work From Home/Gymnasium To Rear
- Excellent Countryside Views To Rear
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this lovely 1930's three bedroomed semi detached home which is situated in an enviable position with open fields to the rear. Having been up-graded to a superb standard throughout the home features spacious characterful accommodation which in brief comprises: - entrance porch, entrance hall with stripped pine flooring, bay windowed sitting room with feature fireplace, impressive rear sitting room with cast iron stove and French doors opening out onto the rear patio, lovely bespoke fitted kitchen with a good array of integrated appliances, on the first floor a landing leads to three well proportioned bedrooms and bathroom with high quality period style suite. Outside is a deep fore garden with concrete driveway which provides ample parking and to the rear is an impressive flagged Sandstone patio with large mainly lawned garden beyond. There is a detached brick built building with separate electricity supply which would make an ideal work from home office or gymnasium.

### Accommodation In Detail

Upvc double glazed double doors with leaded arched double glazed detail over leading to:

### Entrance Porch

having ceramic tiling to floor and half obscure leaded hardwood entrance door opening through into:

### Entrance Hall 3.56m x 1.8m (11'8" x 5'11")

having stripped pine flooring, feature cast iron central heating radiator and useful understairs storage cupboard with fitted Worcester condensing combi gas fired central heating boiler, extensive tiling and floor and obscure Upvc double glazed window light to side elevation.

### Front Sitting Room

having Upvc double glazed bay window to front elevation, feature onyx and marble fireplace with inset Living Flame contemporary gas fire surmounted on a marble hearth, stripped pine flooring and feature cast iron central heating radiator.

### Rear Sitting Room

having Upvc double glazed French doors opening out onto the rear patio, stripped pine flooring, feature fireplace with oak beam over and tiled inset together with fitted gas fed stove and feature breakfast bar with beech work surface.

### Fitted Kitchen 4.5m x 1.75m (14'10" x 5'8")

having a range of hand built solid pine base and eye level units with complementary solid beech working surfaces, ceramic tiling to floor, integrated fridge and freezer, space for washer dryer, enamel sink with period style mixer taps over together with enamel drainer, Upvc double glazed window to side elevation, half double glazed door to side, ceramic tiling to floor, low intensity spotlights to ceiling, exposed beams to ceiling and fitted cast iron central heating radiator.

### On The First Floor

### Landing

having obscure Upvc double glazed window to side elevation, access to loft space and fitted smoke alarm.

### Bedroom One

having Upvc double glazed walk-in bay window to front elevation and fitted cast iron period central heating radiator.

### Bedroom Two 3.16m x 3.5m (10'5" x 11'6")

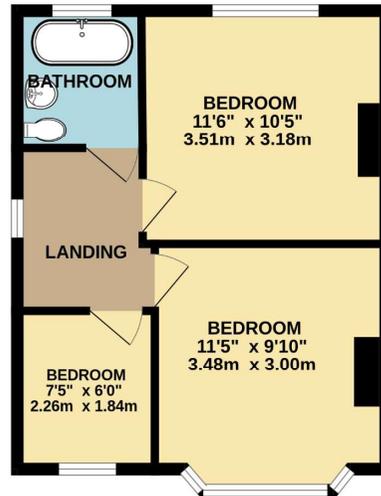
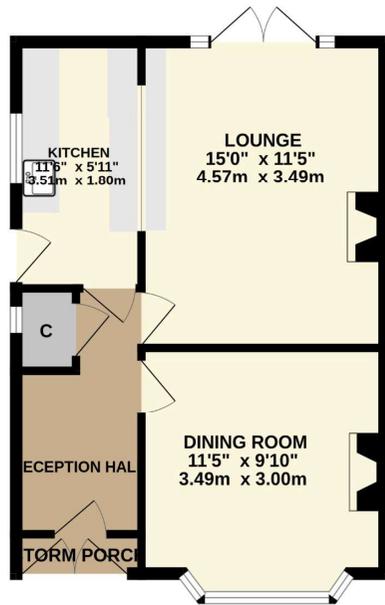
having cast iron central heating radiator and Upvc double glazed window to rear elevation providing fabulous views over the rear garden and open fields beyond.

### Bedroom Three 2.27m x 1.95m (7'5" x 6'5")

having Upvc double glazed window to front elevation and cast iron central heating radiator.

### Bathroom

having wonderful three piece suite comprising high rise wc, pedestal wash hand basin, roll top bath with period style mixer taps shower attachment over together with thermostatically controlled shower over, obscure Upvc double glazed window to rear elevation, heated stainless steel central heating radiator/towel rail and full tiling complement to walls and floor.



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TOTAL FLOOR AREA: 948 sq.ft. (88.1 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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## Outside

To the front of the home is a sweeping concrete driveway which provides parking for numerous vehicles and a mainly lawned fore garden with planted border. To the rear is a lovely Sandstone patio area which in turn leads to a substantial mainly lawned garden. There is a detached brick built building which can be used for a variety of purposes.

## 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.

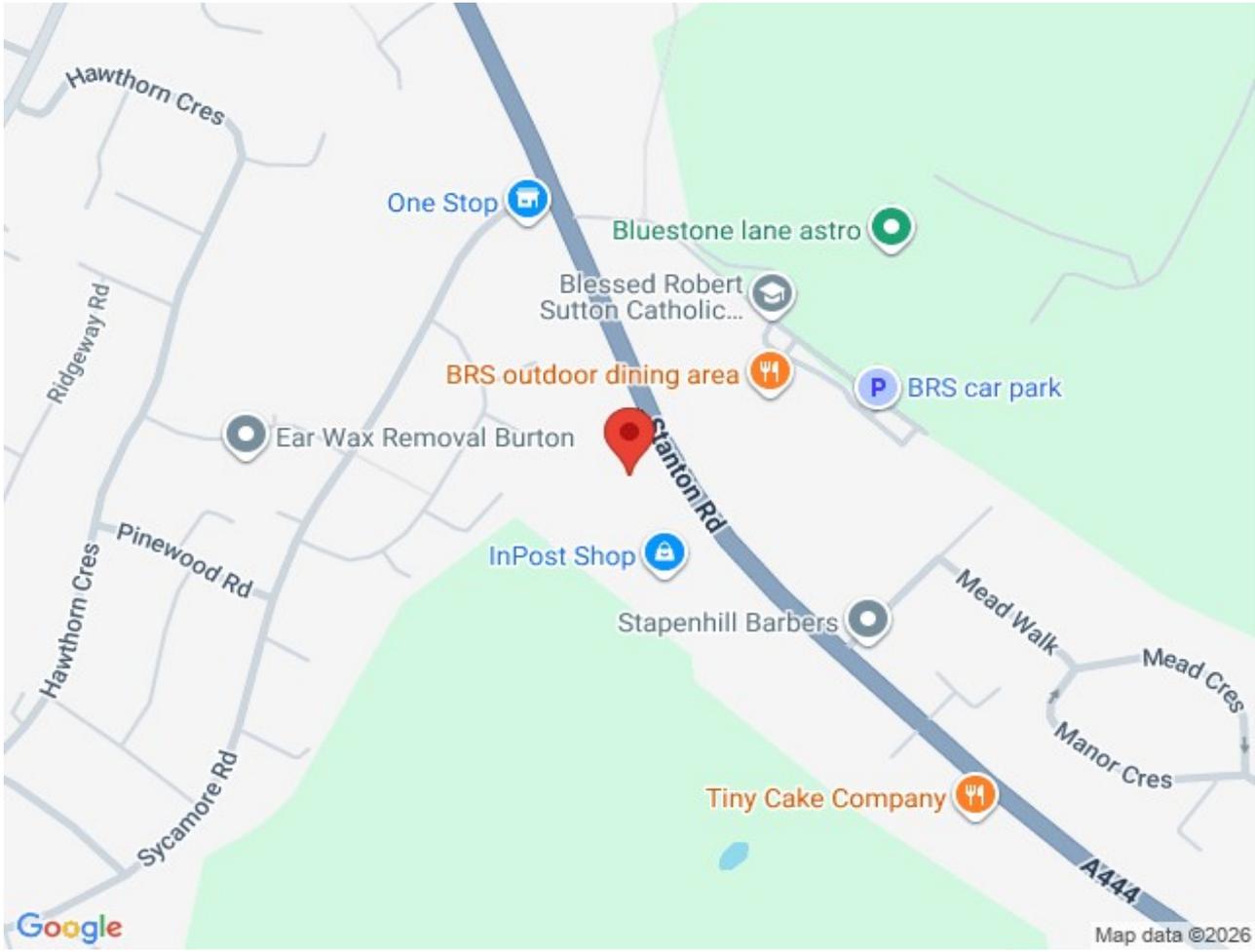
## Tenure

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.

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

