

Woodland Road

Stanton, Burton-on-Trent, DE15 9SU

John 
German





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Guide Price £289,950

Beautifully renovated and extended three-bedroom semi-detached home with extensive rear garden, field views and versatile summerhouse/home office.

Situated on Woodland Road in Stanton, Burton-on-Trent, this beautifully presented three-bedroom semi-detached home has been fully renovated throughout by the current owners and thoughtfully extended to the rear, creating a superb modern family home finished to an exceptional standard.

Ideally positioned close to a range of local amenities including shops, schools, and transport links, the property is particularly well placed for families, with Stanton Primary School nearby and convenient access into Burton, Swadlincote and surrounding road networks.

Set back from the road, the home enjoys a large front driveway providing ample off-road parking, together with a small garage space, ideal for storage or motorbikes.

Upon entering, you are welcomed by a beautiful tiled hallway, setting the tone for the modern and stylish accommodation throughout. The main living room is positioned to the front aspect, featuring a lovely large bay window which fills the room with natural light, alongside a log burner set within a feature fireplace, creating a warm and inviting focal point. A further highly versatile family room, currently arranged as a games room/study, offers excellent additional living space and would equally lend itself to a home office, playroom or snug. The ground floor also benefits from a convenient WC with hand wash basin and fitted storage, currently utilised as an additional utility area, with plumbing for a washing machine.

To the rear of the property is the stunning extended kitchen diner, undoubtedly the heart of the home. Beautifully designed with ample wall and base units, drawers, fitted larder storage, and a range of integrated appliances including fridge freezer, dishwasher, oven, induction hob and extractor fan, this space perfectly balances style and practicality. There is ample room for a family dining table and chairs, making it ideal for both everyday living and entertaining, while French doors open directly onto the rear garden and a Velux window above enhances the bright and airy feel of the room. The herringbone flooring flowing throughout the living and dining spaces adds a particularly stylish contemporary finish.

To the first floor, the property offers three generous double bedrooms, all beautifully presented in a modern neutral décor. The accommodation is completed by a family bathroom comprising bath with shower over, WC and hand wash basin.

A major selling point of this home is undoubtedly the plot and position. To the rear is an extensive garden enjoying wonderful open field views, providing a superb sense of privacy and outdoor space. Immediately outside the property is an initial patio area, perfect for BBQs and al fresco dining, with steps leading down to a well-maintained lawn. At the very rear of the garden sits a fantastic, converted summerhouse, currently set up as a pool and darts room, but equally ideal as a home office, gym, studio or entertaining space. Further enhancing the home's kerb appeal, the property has also recently been re-rendered, offering a fresh and modern external finish.

This exceptional family home is beautifully presented throughout and early viewing is highly recommended to fully appreciate the space, finish and enviable plot on offer.

Please note: there has been historic movement at the property, which has since been professionally rectified. The remedial works have been completed and the property has subsequently passed inspection, with documentation available upon request.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

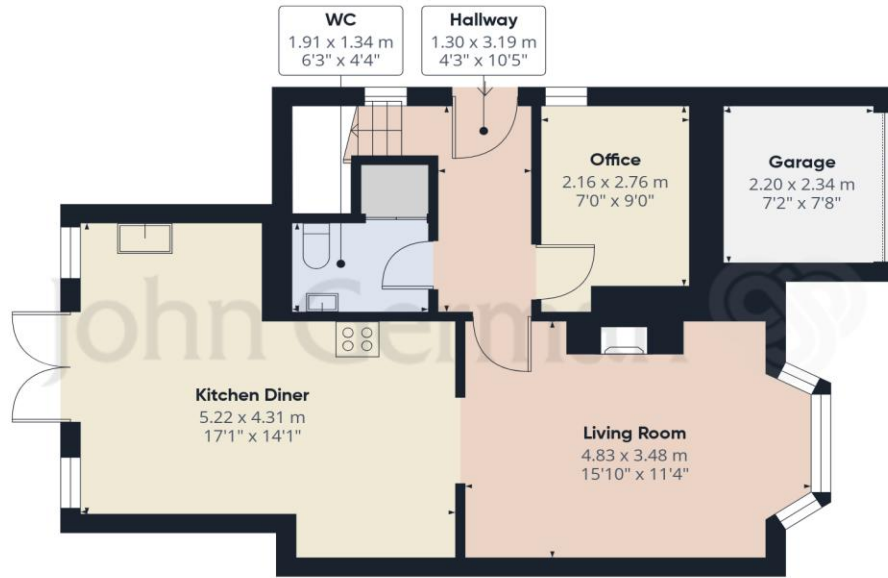
Our Ref: JGA/13042026

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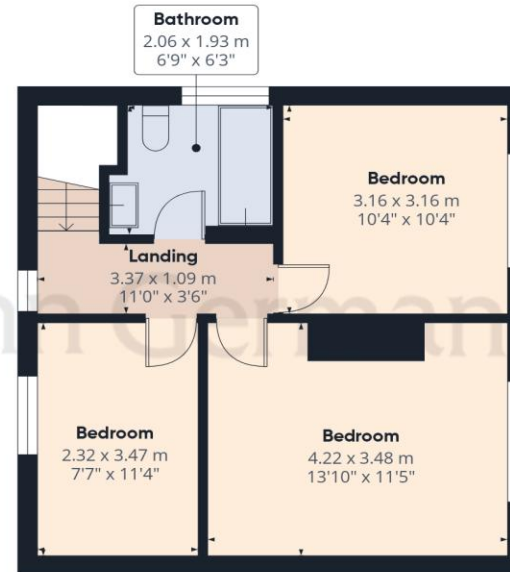
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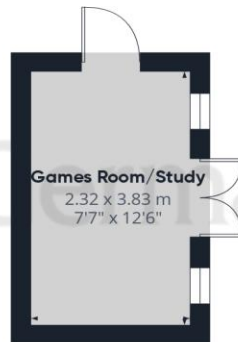




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

107.2 m²

1155 ft²

(1) Excluding balconies and terraces

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

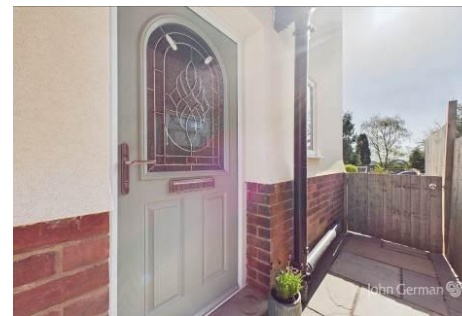
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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