

Hawthorn Crescent, Stapenhill, DE15 9QP  
Asking Price £300,000





This well-presented four-bedroom detached home in Stapenhill occupies a generous plot with a large, mature rear garden and excellent off-street parking to the front. The property offers spacious and versatile accommodation throughout, including three reception areas, a kitchen with a utility room, a ground floor WC, an en-suite to the master bedroom, and a family bathroom. With its impressive garden and practical layout, this home is ideal for families seeking both space and comfort in a popular residential location.



## Accommodation

### Ground Floor

The property is entered through the front entrance door into a large living room, featuring a wide bay window to the front, a central brick fireplace, and ample space for a range of seating and furniture. A door leads to the dining room, which overlooks the rear garden and has sliding doors opening into the conservatory—a bright and airy space enjoying panoramic garden views and access to the patio.

The kitchen is fitted with matching wall and base units, work surfaces with inset sink and drainer, integrated oven and hob, and space for further appliances. A door from the kitchen leads through to a utility room, providing additional appliance space, storage, and a rear door to the garden. Off the utility is a ground floor WC with wash-hand basin.

The ground floor also includes an integral garage, accessed externally from the driveway which has a door into the kitchen.



ABODE

### First Floor

The first-floor landing provides access to four bedrooms and a family bathroom.

The main bedroom is a spacious double room with built-in storage and an en-suite shower room comprising a corner shower, wash-hand basin with storage below, and WC. Bedroom two is another double enjoying a pleasant view over the rear

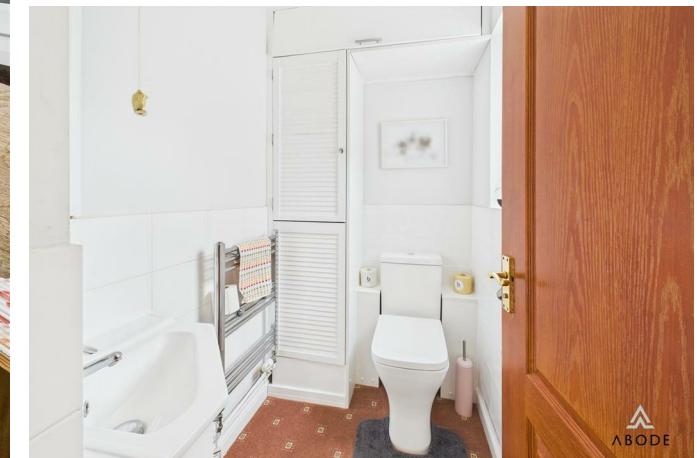
garden. Bedrooms three and four are well-proportioned, with bedroom four suitable as a home office or nursery. The family bathroom includes a three-piece suite comprising a bath with shower over, wash-hand basin, WC, and a heated towel rail.

### Outside

To the front, the property offers a large tarmac driveway providing ample off-street parking and access to the garage.



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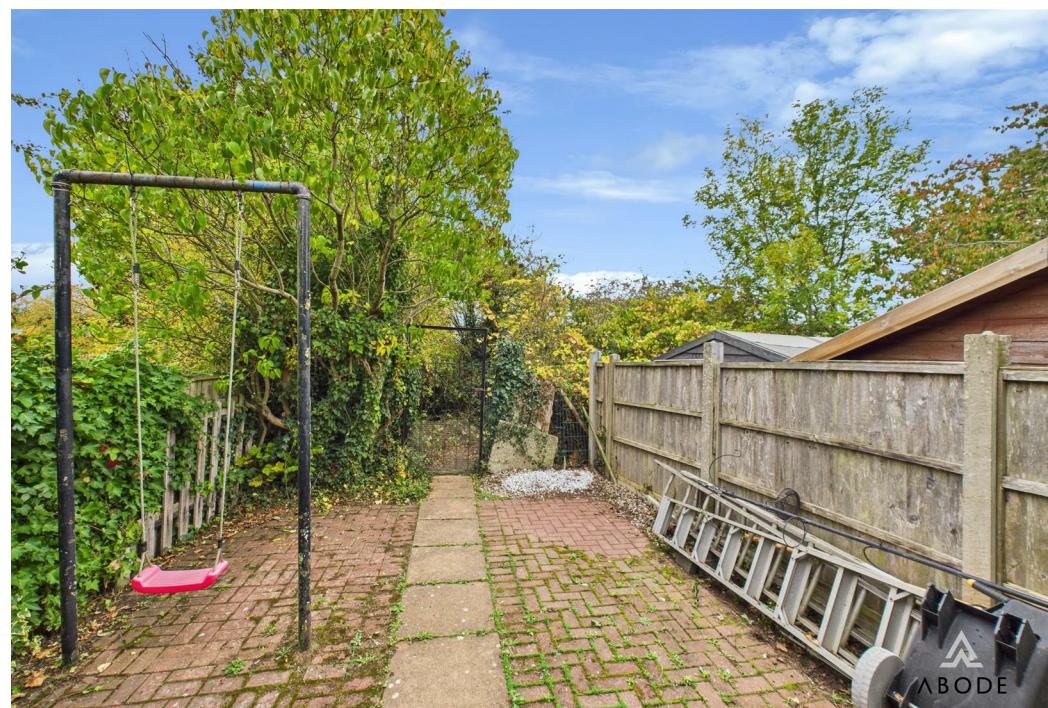


The rear garden is a real highlight—beautifully maintained, exceptionally long, and full of mature planting and privacy. There are multiple lawn sections, pathways, a greenhouse, storage sheds, and a patio area ideal for outdoor dining or entertaining. The garden continues well beyond the main lawn, offering versatile space for families, gardeners, or anyone seeking a private outdoor retreat.

#### Location

Situated in a sought-after residential area of Stapenhill, the property benefits from nearby amenities including shops, schools, and riverside walks. Burton town centre is easily accessible, offering a wide range of shopping, leisure, and transport links, with convenient access to the A38 and A444 for commuters to Derby, Lichfield, and surrounding areas.











Approximate total area<sup>(1)</sup>

137.4 m<sup>2</sup>  
1479 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>



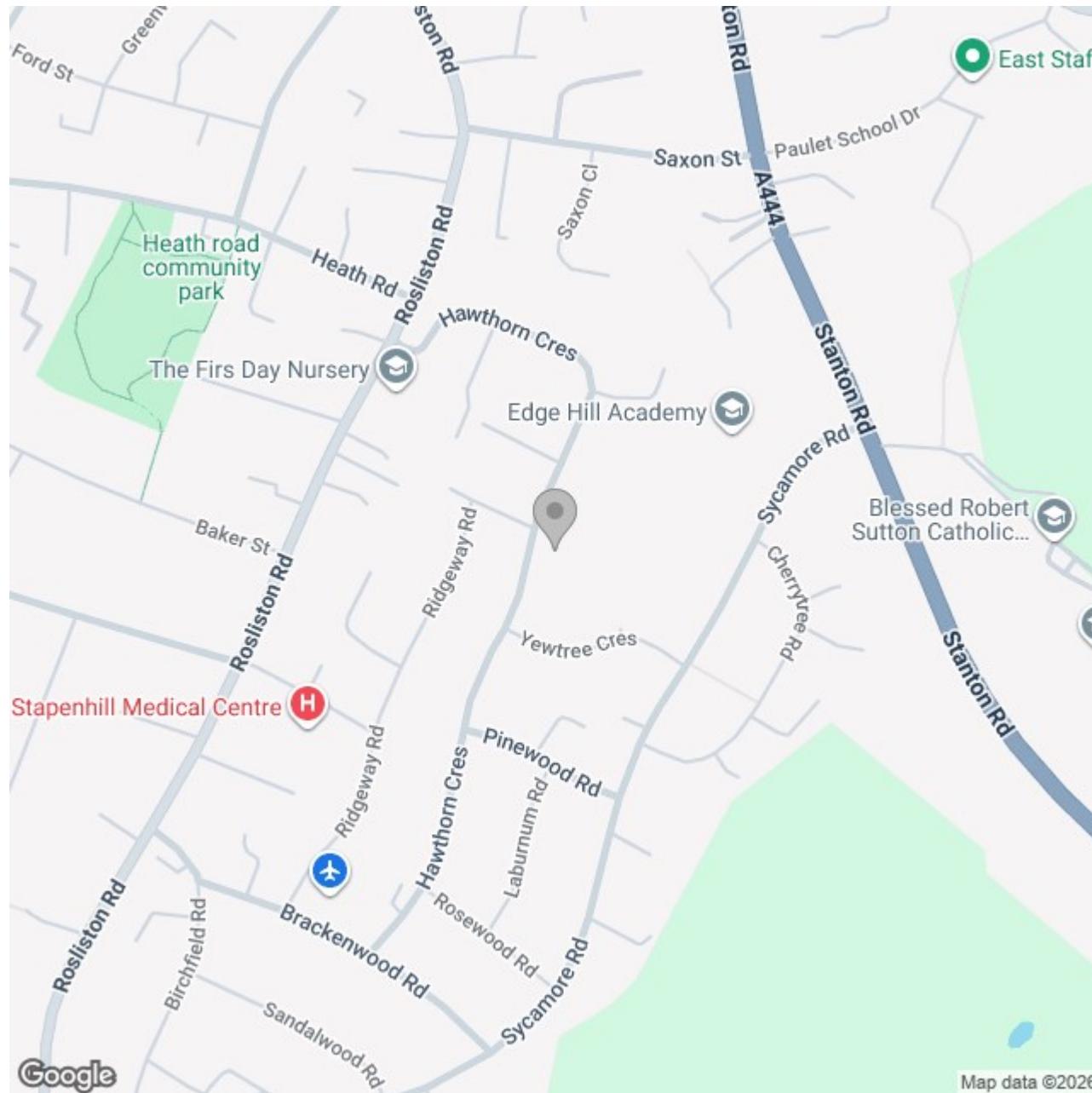
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC