ABODE
SALES & LETTINGS

Holme Farm Avenue, Stapenhill, Staffordshire, DEI5 9EG

Asking Price £325,000

https://www.abodemidlands.co.uk

An immaculately presented four-bedroom detached family home, offering generous and versatile accommodation together with a superb landscaped rear garden and substantial detached workshop/home office.

Set along a quiet residential street in Stapenhill, the property has been extended over two storeys to create an impressive amount of living space, including two reception rooms, a separate utility, ground floor WC and an excellent master bedroom suite. Outside, the garden has been designed for relatively low maintenance and incorporates a large purpose-built workshop/home office with power, lighting and air conditioning.

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Accommodation

Ground Floor

The entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor and useful under stairs storage.

To the front is a fitted kitchen featuring a range of wall and base units, work surfaces, inset sink, electric hob and oven, together with space for additional appliances. A side entrance door provides convenient access outside.

The main lounge is positioned to the rear and provides an inviting family living space, centred around a freestanding DEFRA-approved log burner with slate hearth. A rear window and sliding patio doors allow plenty of natural light and provide direct access to the garden.

A particularly generous second reception room forms part of the extension and offers excellent flexibility as a sitting room, family room or additional entertaining space, with French doors opening onto the rear garden.

The ground floor is completed by a separate utility room with additional storage, sink and space for laundry appliances, together with a guest WC.

First Floor

The first-floor landing leads to four bedrooms and the family bathroom, with a built-in cupboard housing the Worcester Bosch combination boiler and access to the loft.

The master bedroom forms part of the extension and benefits from windows to both the rear and side, together with an impressive en-suite bathroom. The en-suite includes a freestanding bath, large walk-in shower with waterfall fitting, vanity wash basin, WC, heated towel radiator and contemporary wall finishes.

Bedroom two is another well-presented double bedroom and includes fitted wardrobes, drawers and a built-in dressing area.

There are two further bedrooms, one of which benefits from useful built-in storage.

The family bathroom is fitted with a bath and shower over, vanity wash basin, WC and heated towel radiator.

Outside

The rear garden has been thoughtfully landscaped to create a practical and attractive outdoor space, incorporating a raised seating area, artificial lawn and dedicated log storage.

A standout feature is the substantial detached workshop/garden room/home office positioned within the garden. Purpose built and highly versatile, it benefits from full power and lighting, its own consumer unit, air conditioning, media connections, multiple windows and patio doors. This provides an excellent space for those working from home, hobby use, a gym or additional recreational accommodation.

Location

Stapenhill offers a convenient range of everyday amenities including local shops, schools and transport links, with Burton upon Trent town centre also within easy reach.

The area provides good road connections towards neighbouring towns and villages, making the property well placed for both local travel and commuting.

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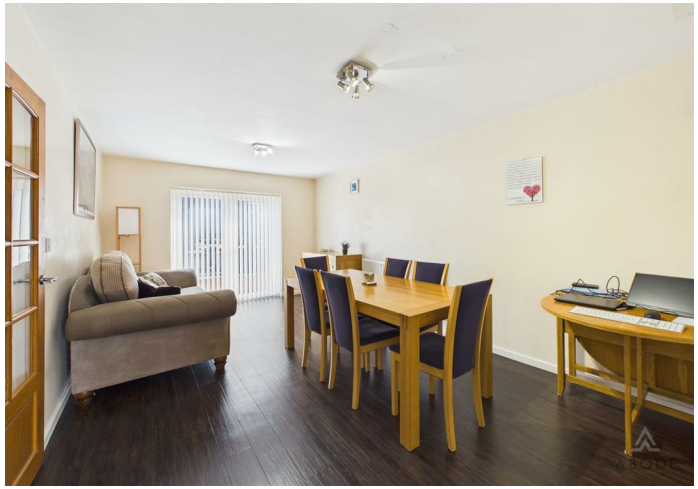
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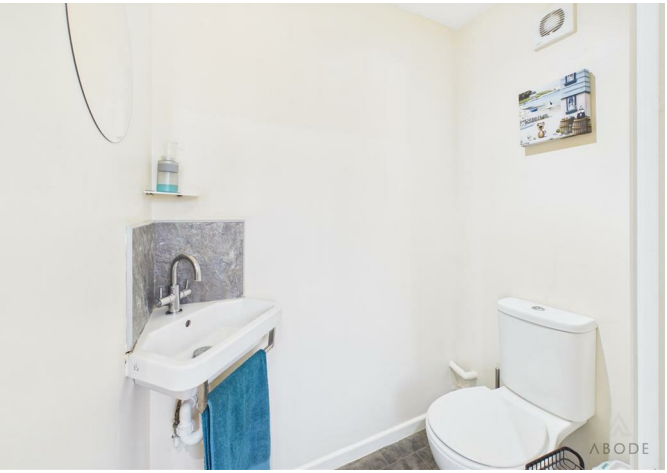

AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

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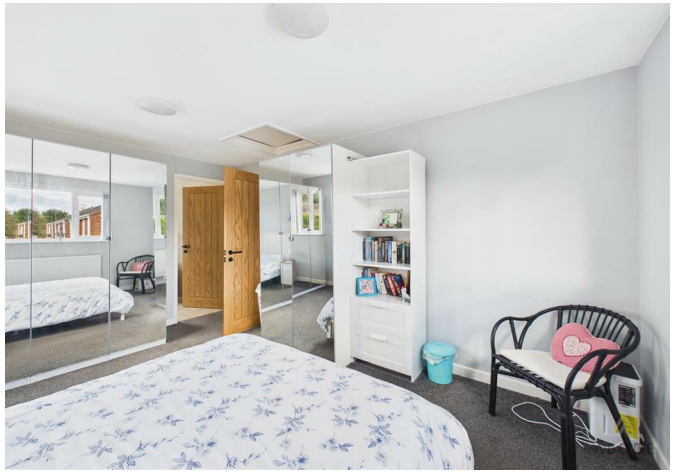

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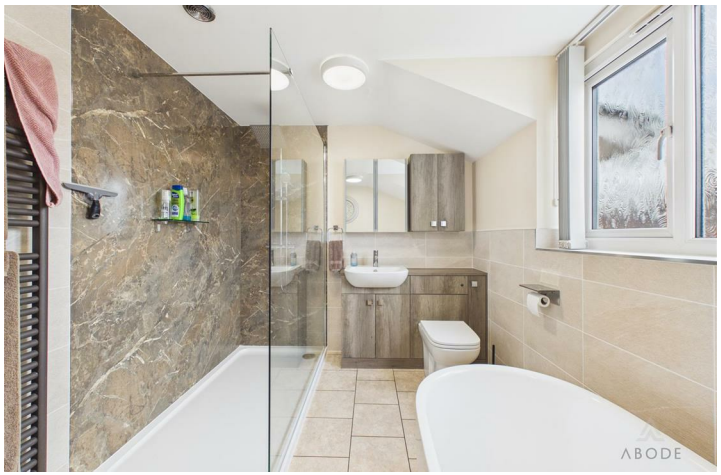
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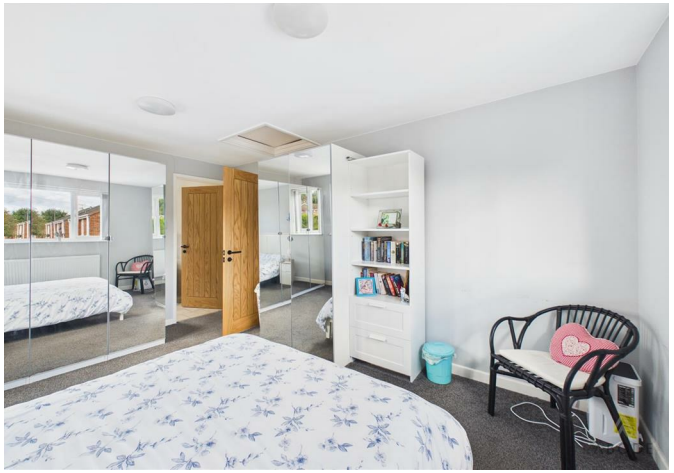

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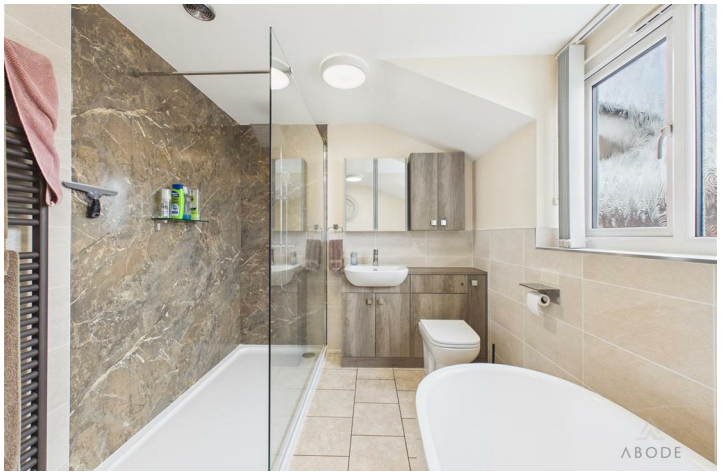
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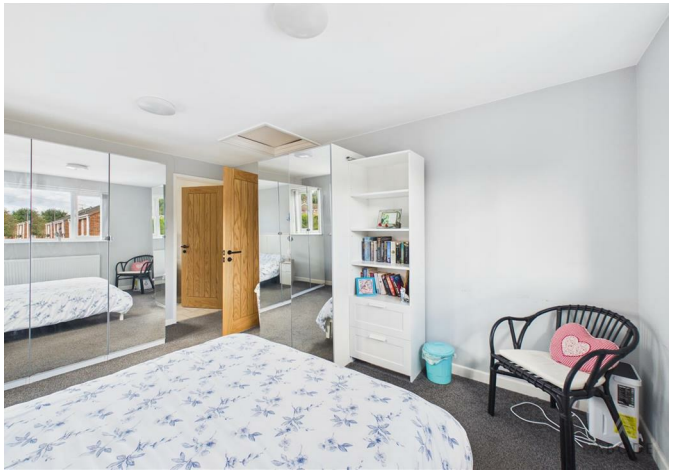

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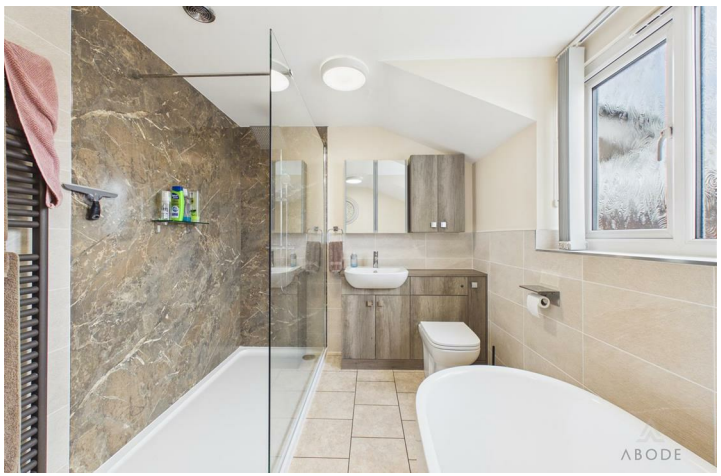
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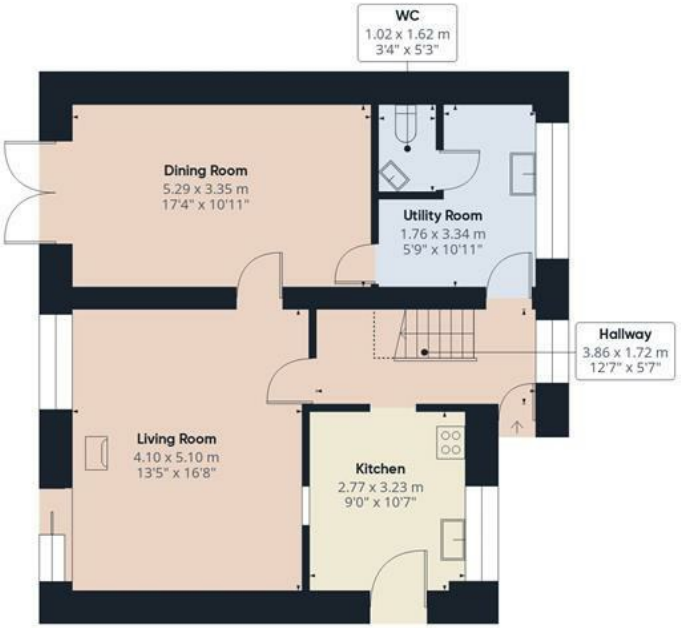

Floor 0 Building 1

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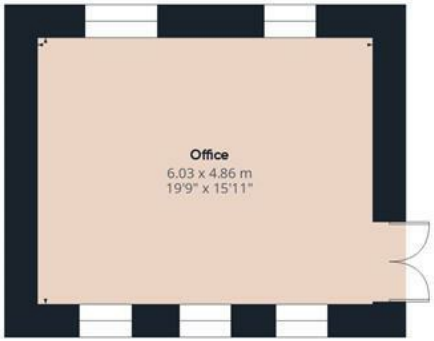

Floor 0 Building 2

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Approximate total area(1)

148.2 m²

1593 ft²

Reduced headroom

1.5 m²

16 ft²

(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.

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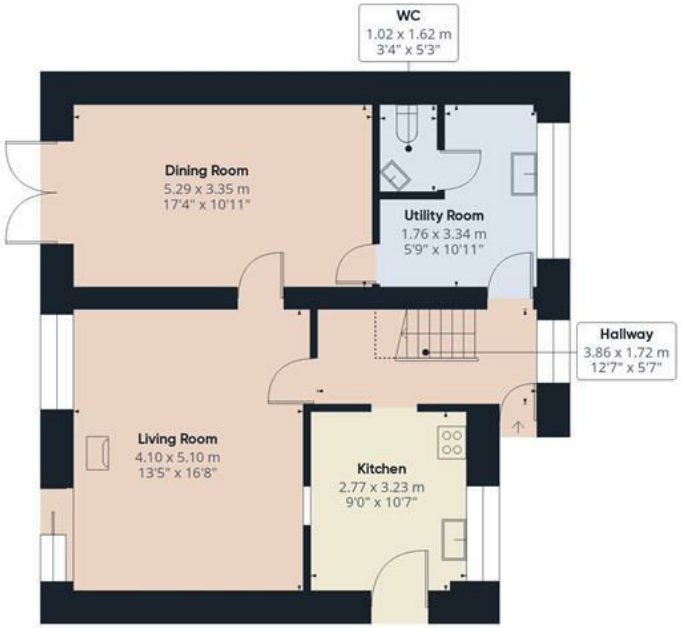

Floor 0 Building 1

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Approximate total area(1)

118.9 m²

1278 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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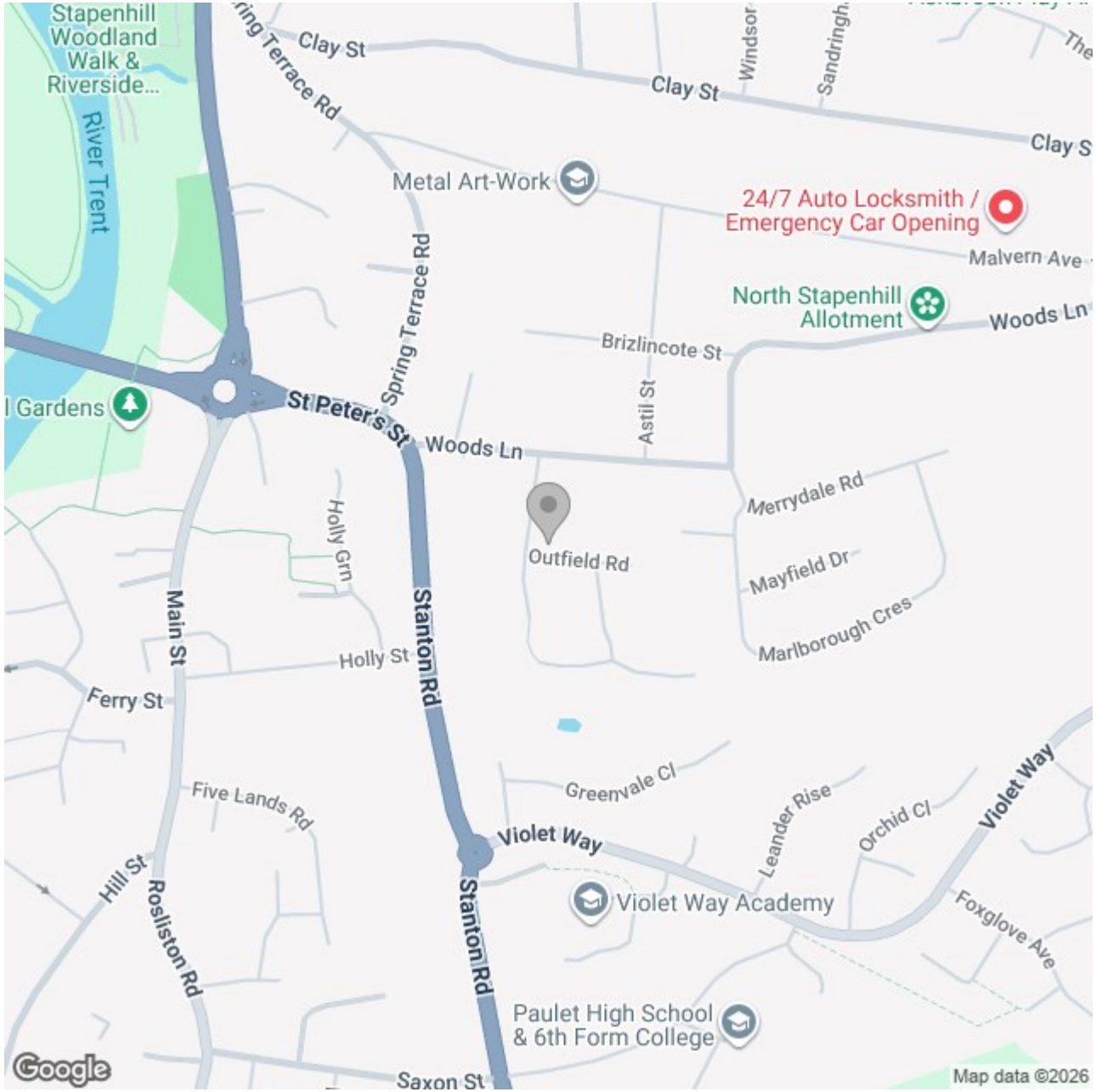

Energy Efficiency Rating

	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		

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.