

# Scalpcliffe Road

Burton-on-Trent, DE15 9AB

John German



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£575,000

**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 bedrooms, ensuite shower rooms, family bathroom, loft room/home office & wonderful gardens.**

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/>

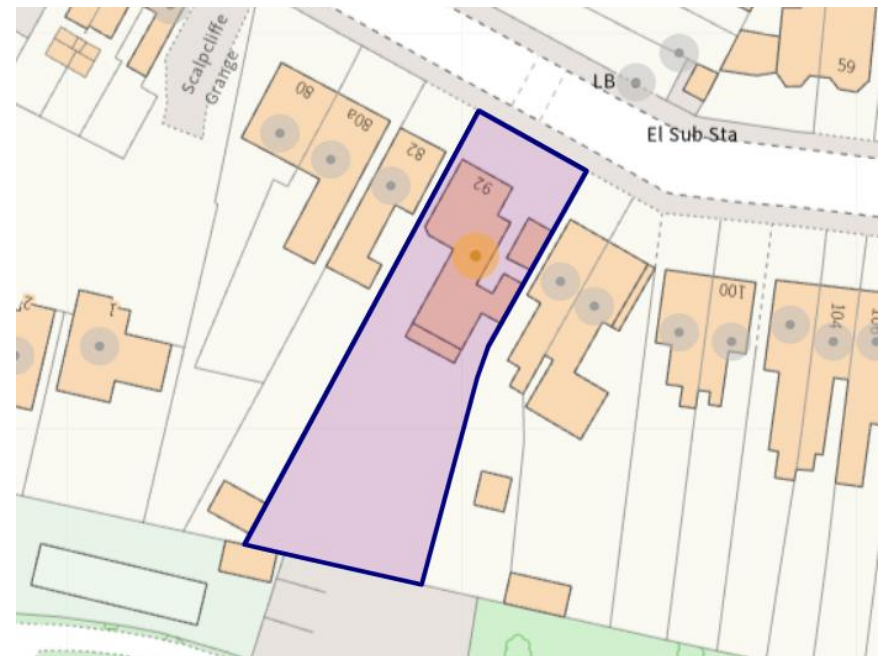
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11112025

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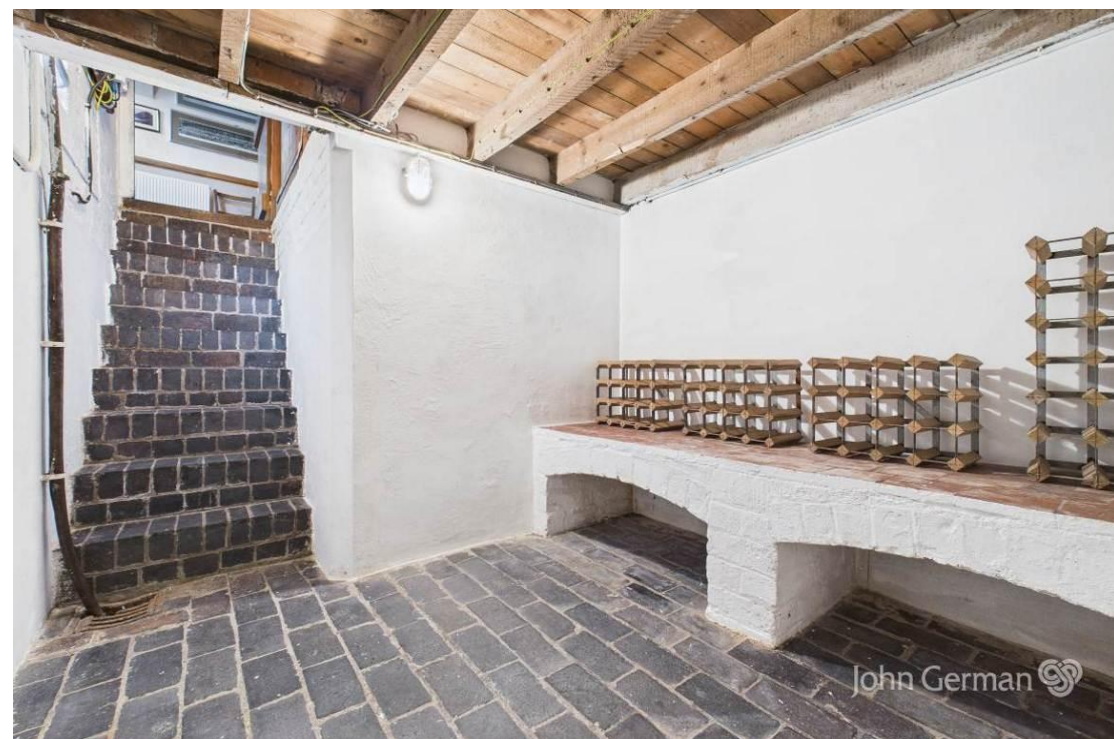


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Floor -1 Building 1



Ground Floor Building 1



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

2684 ft<sup>2</sup>

249.4 m<sup>2</sup>

Balconies and terraces

104 ft<sup>2</sup>

9.7 m<sup>2</sup>

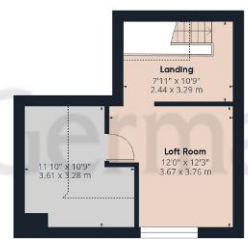
Reduced headroom

86 ft<sup>2</sup>

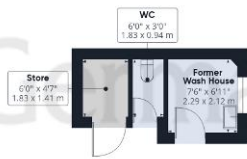
8 m<sup>2</sup>



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

(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.



### Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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