



Stapenhill Road
Burton-On-Trent



Property Description

A stunning and imposing three double bedroom, two reception room period family home with off road parking and private walled garden. The property has been sympathetically renovated by the current owners to a high standard and has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, cloakroom & w.c, front sitting room with feature fireplace, second sitting room with feature fireplace incorporating log burning stove, impressive high spec dining kitchen with a range of integrated appliances, utility room. To the first floor are three double bedrooms, master with ensuite shower room and luxury family bathroom. Outside:- to the front of the property is a brick boundary wall with feature wrought iron railings, front lawned garden flanked with borders inset with a variety of mature trees and shrubs, sloped pathway with handrail to the side of the property to a gate leading to the side garden area and parking, the opposite side of the property the lawned garden area continues to the side of the property with a concrete path and garden shed - to be included. The rear garden has a shaped lawn flanked with borders inset with a mature range of shrubs and trees, a variety of climbing plants to the walled garden to the side, the lawn area is flanked with block paving, a private barked seating area and hot tub. Double timber driveway gates to an enclosed parking area, timber shed and gravelled parking for two side by side vehicles

Entrance Hallway

Accessed via a front composite entrance door with double glazed fan light over leading to the entrance hallway having feature Karndean flooring, deep coving to the ceiling, walls finished with picture rails, central heating radiator, decorative arch to carpeted staircase off to the first floor, door giving access to: -

Front Sitting Room

A beautiful period feel with deep coving to the ceiling, feature fireplace incorporating a cast iron open grate fire set on a quarry tiled hearth with a decorative painted surround, Karndean flooring continues through from the entrance hallway, UPVC heritage style sash double glazed windows to the side elevation and UPVC double glazed casement window to the front elevation both with window shutters, central heating radiator with fitted fretwork radiator cover.

Second Sitting Room

Accessed via the entrance hallway, UPVC double glazed bay window to the front elevation with fitted shutters, Karndean flooring continuing through from the entrance hallway, fitted to the chimney breast recesses are beautiful bookcases/display cabinets with fretwork fronted panels to the bottom of the bookcases to conceal the central heating radiators, feature fireplace incorporating a cast iron log burning stove on a slate tiled hearth with a decorative painted surround.

Cloakroom

Accessed via the front entrance hallway is the cloakroom area with composite stable door to the side giving access to the garden, central heating radiator, Karndean flooring continuing through and doorway to: -

Wc

Having a two piece modern white suite fitted to a vanity unit with storage beneath and vanity shelf over, UPVC double glazed opaque window to the side elevation, central heating radiator, Karndean flooring.

Dining Kitchen

Access via the entrance hallway, again the Karndean flooring continues through to the stunning high specification kitchen fitted with matching base and wall units with quartz work surfaces over with matching upstands, full units incorporating three eye level fitted ovens, built in microwave, integrated full height fridge, enamel Belfast double sink with chrome mixer tap over, integrated dishwasher, induction hob with extractor hood over, quartz splashback to the cooking area, UPVC double glazed heritage style sash windows, two to the rear and one to the side elevation, to the side are UPVC double glazed double opening french doors with attached side panels giving access to the rear garden, two vertical panelled radiators, inset spotlights and extractor fan to the ceiling, a panelled door off the kitchen giving access to a good sized usable cellar with central heating radiator and inset spotlights to the ceiling and a further panelled door leading to: -

Utility Room

Flowing through from the kitchen with matching full height units and base units, laminated marble effect work surfaces with matching upstands, inset Belfast sink with chrome mixer tap over, plumbing and space for automatic washing machine, space for drier, full height units - one incorporating a full height freezer and one housing the central heating boiler, sloping ceiling with opaque glazed roof light, UPVC double glazed door to the side giving access to the garden and UPVC double glazed panel giving natural light into the utility room.

First Floor Landing

Beautiful galleried landing with open spindle balustrade, walls finished with picture rails, central heating radiator, feature UPVC double glazed stained and leaded window to the rear elevation and a further UPVC double glazed heritage style sash window to the front elevation.

Master Bedroom

A beautiful room having high ceilings, carpeted flooring, double panelled central heating radiator, UPVC double glazed heritage style sash window to the front elevation with panel style Victorian window shutters and further UPVC double glazed heritage style sash window to the side elevation with fitted window shutters, four door fronted wardrobe included in the sale, panelled door to the:-

Ensuite

Having a glazed shower cubicle with a mains chrome shower over, pedestal wash hand basin, low level wc, ceramic tiled splashbacks, UPVC double glazed heritage style sash window to the front elevation fitted with Victorian style window shutters, ceramic tiled flooring and loft access.

Bedroom Two

A good-sized double room again high ceilings, UPVC double glazed heritage style sash window to the front elevation with fitted Victorian style shutters, fitted bedroom furniture including a double door fronted wardrobe and attached drawer unit, carpeted flooring, central heating radiator.

Bedroom Three

Another double room with high ceilings, UPVC double glazed heritage style sash windows with fitted window shutters to the side elevation, central heating radiator, carpeted flooring, fitted shelving to the chimney breast recess.

Family Bathroom

A luxury bathroom having a free standing bath with chrome bath/shower period style mixer tap, corner glazed shower cubicle with a mains chrome shower, pedestal wash hand basin with chrome mixer tap over, low level wc, feature ceramic tiled flooring, wall mounted chrome heated towel rail, fitted vanity unit with useful storage cabinet above to be included in the selling price, extractor fan, UPVC double glazed opaque window to the side elevation, tiling to the shower cubicle with border tiles to match the flooring.

Outside

Outside to the front of the property is a brick boundary wall with feature wrought iron railings, front lawned garden flanked with borders inset with a variety of mature trees and shrubs, sloped pathway with handrail to the side of the property to a gate leading to the side garden area and parking, the opposite side of the property the lawned garden area continues to the side of the property with a concrete path and garden shed - to be included, this is blocked off from the rear of the property giving privacy to the rear garden, a coal chute into the cellar.

Rear Garden: - The rear garden has a shaped lawn flanked with borders inset with a mature range of shrubs and trees, a variety of climbing plants to the walled garden to the side, the lawn area is flanked with block paving, a private barked seating area which incorporates a hot tub, a further double door shed with light and power, two further brick sheds with slate sloping roof for storage, outside tap, and a further small storage area to the rear of the garden.

Parking: - Outside electric power point, concrete patio area beyond the kitchen, steps down to the parking with double timber driveway gates to an enclosed parking area, timber shed, raised gravelled border, further gravelled parking to the front of the gates for two side by side vehicles.









Total floor area 156.3 m² (1,682 sq.ft.) approx
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Property Ref: MEL205583 - 0002

Tenure:Freehold EPC Rating: Awaiting

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