

Stapenhill Road

Burton-on-Trent, DE15 9AE

John German







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£475,000

This exceptional & substantial period semi-detached home offers an abundance of space, charm & character features including five bedrooms, two reception rooms and a 23'6 breakfast kitchen. Set on a mature plot enjoying views across Stapenhill Gardens towards the River Trent.

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This fabulous period semi-detached home boasts a wealth of charm and character with plenty of space throughout. Particular highlights include two large reception rooms with high ceilings and fireplaces plus an impressive breakfast kitchen, perfect for modern life. Accommodation on the first and second floors feature five bedrooms with ensuite to bedroom two and an impressive family bathroom.

Set in a highly convenient location handy for the town centre with Stapenhill Gardens just across the road with its riverside walks, The Elms pub just a short stroll away, and it also has excellent access to the A38 and M42 via the A444.

Standing on a well established plot behind a generous resin driveway with commanding views to the front, steps lead up to the front entrance door which opens into an impressive reception hall with staircase rising to the first floor and doors leading off.

There is a light and spacious lounge boasting high ceilings and original coving, Karndean LVT flooring, a bay window framing views across to Stapenhill Gardens and the river Trent beyond, and the centre piece is provided by the marble fireplace.

The second reception room is currently used as a large second living room, it could also make for an impressive dining room, ideal to entertain, with a marble fireplace, original coving, Karndean LVT flooring and a window framing garden views.

At the heart of the home is a lovely kitchen/diner which is well-equipped with a range of base and eye level units, granite work surfaces, sink and drainer unit, useful built in under stairs cupboard/pantry plus the former rear staircase has been repurposed for more storage. There is a fitted breakfast bar plus ample space for a breakfast/dining table. Leading off is a very good size utility room with fitted units, space for additional appliances and a door opening out to the gardens.

Off the rear hall is a wet room style shower room with a contemporary suite comprising a shower area, WC, wash hand basin, tiled walls and floor. The rear hall provides a handy second entrance with coat hooks.

The house has the benefit of a good size cellar accessed via steps from the main entrance hall.

A character staircase off the entrance hall rises to the first landing that has further stairs to the second floor.

The front bedroom is currently used as the master, a character room with a marble fireplace, full height fitted storage and tree lined views to front.

Bedroom two could also be a master bedroom, also being generously sized, this time with views to the rear, again with a marble fireplace, fitted wardrobes and the benefit of a traditional style ensuite shower room.

There are two further bedrooms on this first floor and the family bathroom which has been upgraded and modernised with a traditional style suite, half height wall panelling, panelled bath, WC, wash hand basin, separate shower cubicle and a chrome towel rail/radiator.

Climb the stairs to the second floor landing which has access to the fifth bedroom that is light and bright with skylights and a window to the side. An alcove has a WC and basin and there is eaves storage. Off the second floor landing there is a hatch to loft space.

To the rear are lovely terraced established gardens which have been landscaped with seating areas, mature borders and shaped lawns that back onto woods 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. The house is in a conservation area.

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC - 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 D

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

Our Ref: JGA/10092026

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(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 2



(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		



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