



Cricketers Close, Stapenhill,
Burton-on-Trent



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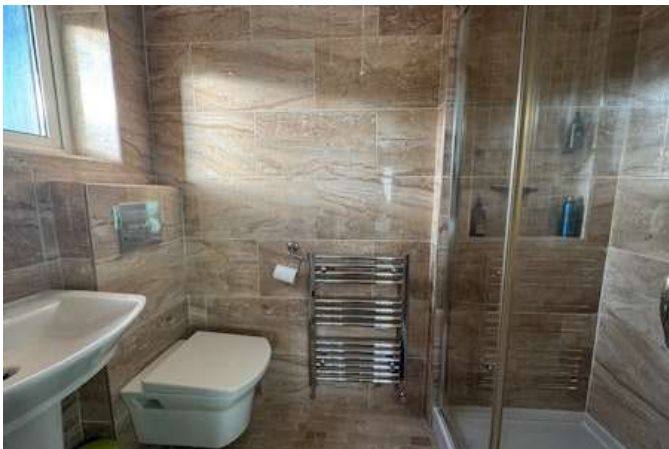
£325,000



Key Features

- Exceptional Family Home
- Convenient Cul De Sac Setting
- 300 yrds from Facilities & Convenient For Local Schools
- Well Appointed Throughout
- Open Plan Dining Kitchen With Appliances
- Conservatory
- EPC rating D
- Freehold





A deceptive family home occupying a very pleasant head of cul de sac location just a few hundred yards from facilities and amenities available in Stapenhill and within easy walking distance to Violet Way Academy, the property is also just over 1 mile away from Burton town centre. Complemented by good size gardens which extend to the side and rear the property is well appointed throughout and in brief comprises: - reception hall, guest cloak room, attractive lounge with feature fireplace, open plan dining kitchen which opens to a conservatory and side porch/utility area. On the first floor a landing leads to the master bedroom suite with en-suite shower, three further bedrooms and a well appointed bathroom. Externally there is an attached garage.

Accommodation In Detail

Entrance door opening into:

Reception Hall

having wood effect laminate flooring, one central heating radiator and staircase rising to first floor.

Guest Cloak Room

having wc with concealed cistern, wash basin with cupboard under, tiling to walls, one central heating radiator and understairs storage cupboard.

Lounge 4.78m x 3.24m (15'8" x 10'7")

having wood effect laminate flooring, Sandstone fireplace housing Living Flame fire set on a marble hearth, coving to ceiling, recessed ceiling lights, bay window to front elevation, one central heating radiator and double doors opening into:

Dining Kitchen 5.66m x 3.13m (18'7" x 10'4")

having sink with mixer tap set into marble worktop, tiled surrounds, stone effect tiling to walls, ample range of high gloss fronted base cupboards and drawers including pan drawers, integrated dishwasher, matching wall mounted cupboards, peninsula breakfast bar, ceramic hob, ceiling mounted extractor canopy, built-in twin ovens, matching microwave, recessed ceiling lights, ladder style chrome radiator, wood effect laminate floor to dining area, panelling to one wall and patio door opening into the conservatory.

Utility Room/Side Porch 2.22m x 1.7m (7'4" x 5'7")

having appliance space, one central heating radiator, tiled surrounds to worktop and glazed door to side elevation.

Conservatory 3.14m x 3.17m (10'4" x 10'5")

having double doors to side elevation.

On The First Floor

Landing

having airing cupboard.

Master Bedroom 3.72m x 2.98m (12'2" x 9'10")

having window to front elevation, built-in furniture comprising two single wardrobes with cupboards over and dresser, one central heating radiator, recessed ceiling lights and window to front elevation.

En-Suite

having double width shower, wc with concealed cistern, wash basin and window to side elevation.



Bedroom Two 2.97m x 3.11m (9'8" x 10'2")

having window to rear elevation, one central heating radiator wood effect laminate flooring and recessed ceiling lights.

Bedroom Three 2.64m x 2.1m (8'8" x 6'11")

having wood effect laminate flooring, one central heating radiator and built-in furniture comprising double and single wardrobes.

Bedroom Four 2.89m x 2.63m (9'6" x 8'7")

having built-in furniture comprising two double wardrobes and drawers, wood effect laminate flooring, one central heating radiator and window to front elevation.

Bathroom

having three piece suite comprising bath with shower over and side screen, wc with concealed cistern, wash basin with cupboard under, ladder style radiator and recessed ceiling lights.



Outside

To the front of the home is a wide block paved driveway providing ample parking and gives access to the attached single garage. To the rear is a garden which extends to the side with a variety of established shrubs and plants, lawned area and hard standing areas.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

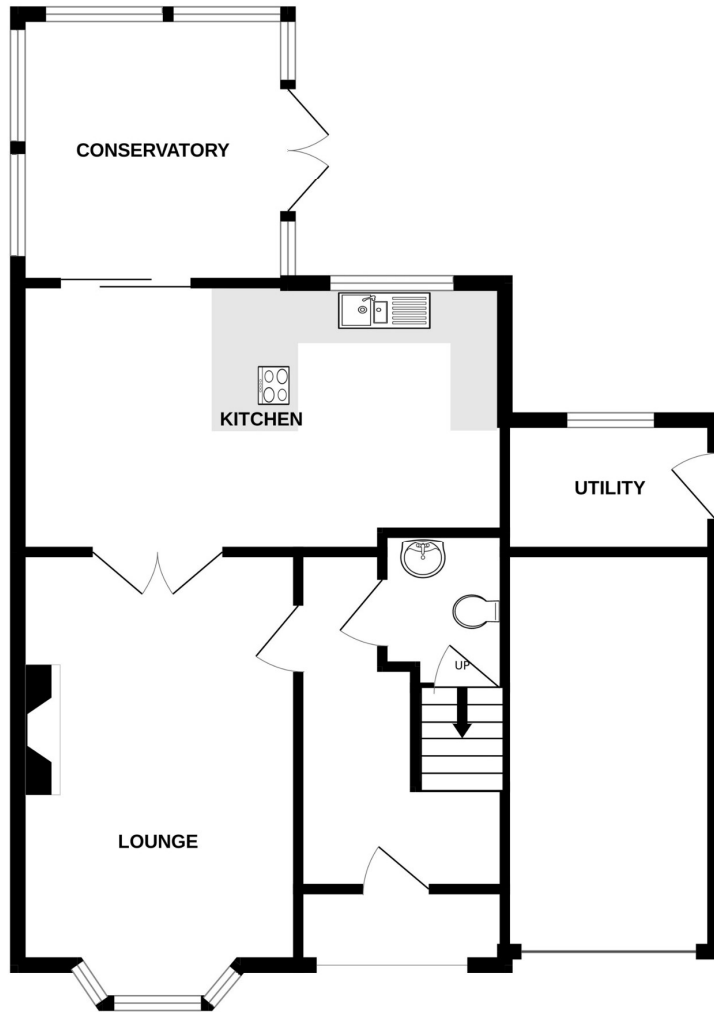
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

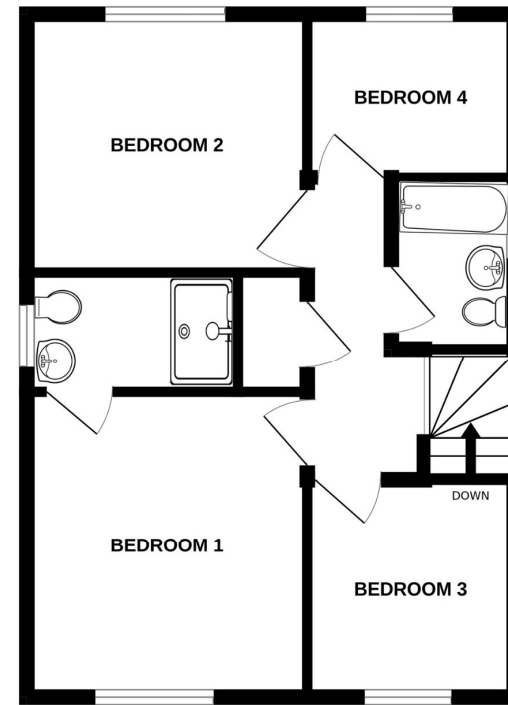
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

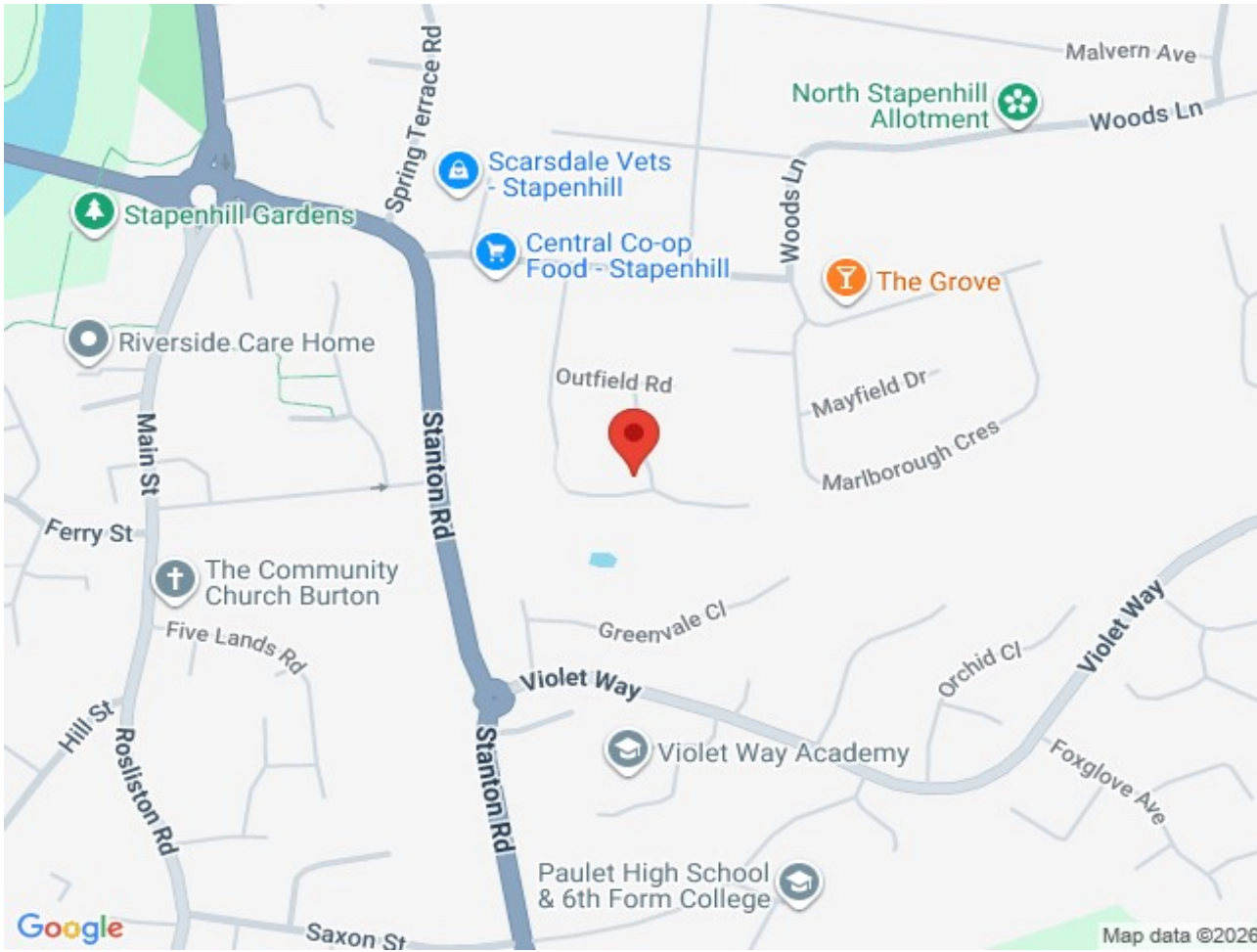


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		