



Sandringham Avenue, Stapenhill,  
Burton-on-Trent



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£250,000

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## Key Features

- Spacious Semi Detached Home
- Three Bedrooms
- Highly Regarded Cul De Sac Location
- Mature Landscaped Gardens
- Excellent Driveway & Detached Garage
- Re-fitted Kitchen & Shower Room
- EPC rating D
- Freehold





Situated in this popular and convenient location this well presented three bedrooomed semi detached home offers good family living space and is worthy of an internal inspection in order to appreciate the accommodation on offer. In brief the accommodation comprises: - entrance hall, guest cloak room, front sitting room with double doors opening into the dining room, re-fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms and re-fitted shower room. Outside to the front is a lawned fore garden with an adjacent block paved driveway leading to a detached brick built garage. To the rear is a pleasant mature landscaped garden which offers great privacy.

#### Accommodation In Detail

Half obscure double glazed entrance door with obscure double glazed light to side leading to:

#### Entrance Hall

having useful understairs storage cupboard, one central heating radiator, staircase rising to first floor, fitted smoke alarm and thermostatic control for central heating.

#### Guest Cloak Room

having low level wc, corner wash basin, obscure Upvc double glazed window to front elevation and one central heating radiator.

#### Front Sitting Room 3.97m x 4.1m (13'0" x 13'6")

having large Upvc double glazed picture window to front elevation, feature tiled fireplace with matching hearth and inset grate, coving to ceiling, one central heating radiator and sliding obscure double doors opening through to:

#### Dining Room 2.78m x 3.1m (9'1" x 10'2")

having sliding Upvc patio doors leading out to the rear patio, one central heating radiator and coving to ceiling.



#### Kitchen 2.64m x 2.84m (8'8" x 9'4")

having Upvc double glazed window to rear elevation, half obscure Upvc double glazed window to side, wall mounted Worcester condensing combi gas fired central heating boiler, good array of sage green base and wall mounted units with complementary working surfaces, stainless steel sink and draining unit, fitted pantry cupboard and plumbing for washing machine.

#### On The First Floor Spacious Landing

having Upvc double glazed window to side elevation, access to loft and coving to ceiling.

#### Large Master Bedroom 3.4m x 4.17m (11'2" x 13'8")

having Upvc double glazed window to front elevation, one central heating radiator and range of built-in storage cupboards.

#### Bedroom Two 3.4m x 2.9m (11'2" x 9'6")

having Upvc double glazed window to rear elevation and range of built-in wardrobes with sliding doors.

#### Bedroom Three 3.14m x 2.45m (10'4" x 8'0")

having Upvc double glazed window to front elevation and one central heating radiator.

#### Shower Room

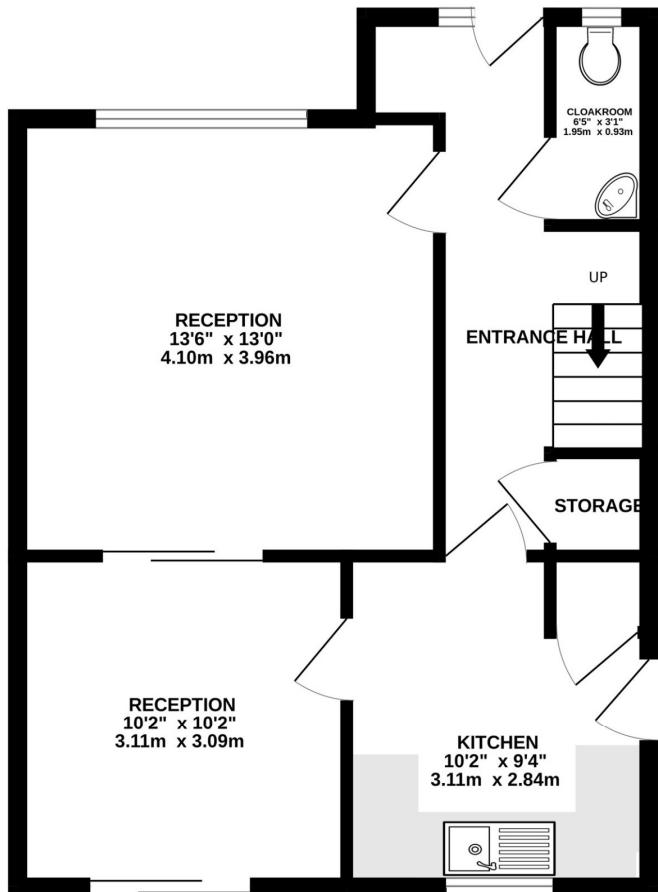
having modern three piece suite comprising over-sized shower enclosure with thermostatically controlled Drenche shower, vanity wash basin, low level wc, obscure Upvc double glazed window to rear elevation, aqua-panelling to walls and heated chrome ladder towel radiator.

#### Outside

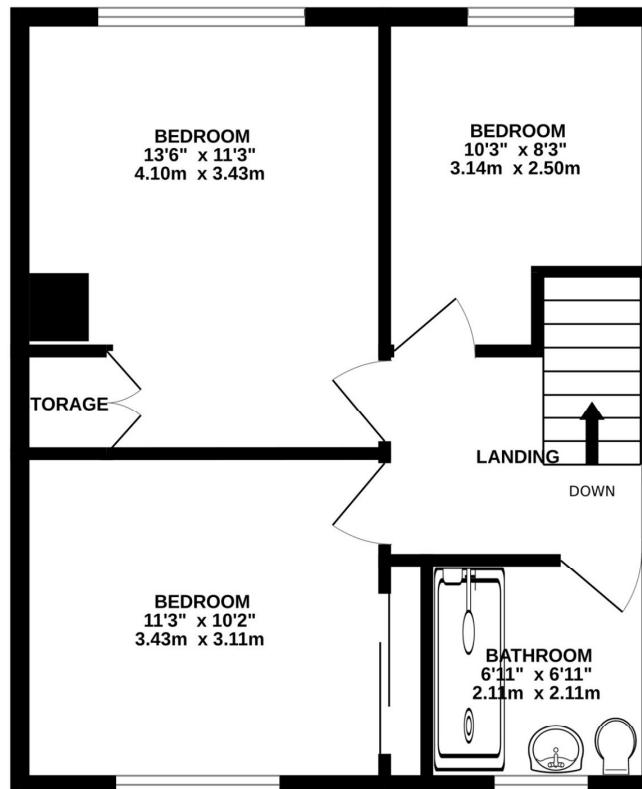
There is a mainly lawned fore garden with an adjacent block paved driveway providing parking for numerous vehicles and leads to a detached brick built garage with up and over door and side courtesy door. To the rear is a block paved patio area which in turn leads to a mature enclosed garden with shaped lawns and shrubbed borders. A greenhouse is erected at the far extent of the garden.

#### Services

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



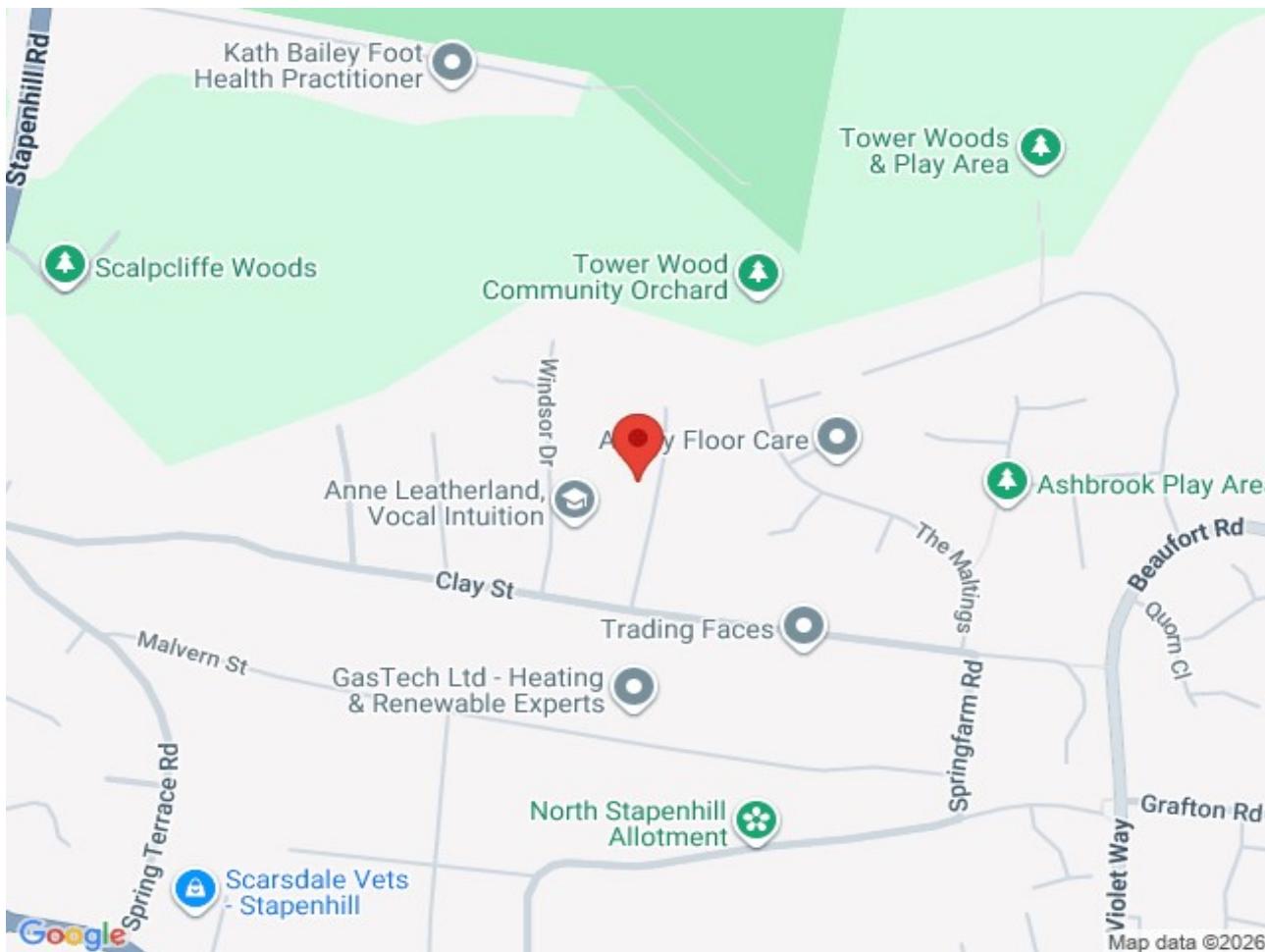
1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

## Services

All mains are believed to be connected.

## 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.