

Hargate Road

Stapenhill, Burton-on-Trent, DE15 9GH

John German



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£450,000

Welcome to this wonderful family home set in a lovely established cul de sac with open views to front featuring a light lounge, huge family room, kitchen & conservatory, utility room, four bedrooms & the flexibility of two ensuites, family bathroom, good size drive & gardens to rear.

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This superb detached offers a light, spacious and versatile family home set in a wonderful end of cul de sac position with open views to front.

The canopy porch opens into a good sized welcoming hall with stairs to the first floor and doors leading off to the ground floor accommodation including a guest's WC.

The lounge is a light room with views to front and an open fire adding a cosy feeling, an ideal room to relax in.

The kitchen is well fitted out with a range of units plus an integrated oven and hob. It opens into a light conservatory used as a dining room with French doors opening out to the garden. Off the kitchen is a useful utility room with additional appliance space and a door to the side.

A highlight of the ground floor is a huge family room, perfect for large families and those wanting a additional generous reception room. It is currently used as a sitting/dining/home office with views to front, a boiler cupboard and French doors out to the garden.

The first floor features a fabulous layout with the luxury of two ensembles and a separate family bathroom.

The master is a large light bedroom with built in wardrobes, wonderful views to front and a modern ensuite shower room. Bedroom two enjoys garden views and has its own ensuite shower room. Bedrooms three and four are further good sized rooms and both share a family bathroom.

Situated off a private drive serving just two properties, there is a good size driveway providing ample parking. The rear garden features a good size paved terrace ready for garden furniture, sleepers and steps to a lawned garden.

The house is well placed for schools for all ages with plenty of green spaces and pathways to get outdoors, also handily placed for a Tesco convenience store and takeaway, both only a short walk away.

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: 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 E

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

Our Ref: JGA/27072026

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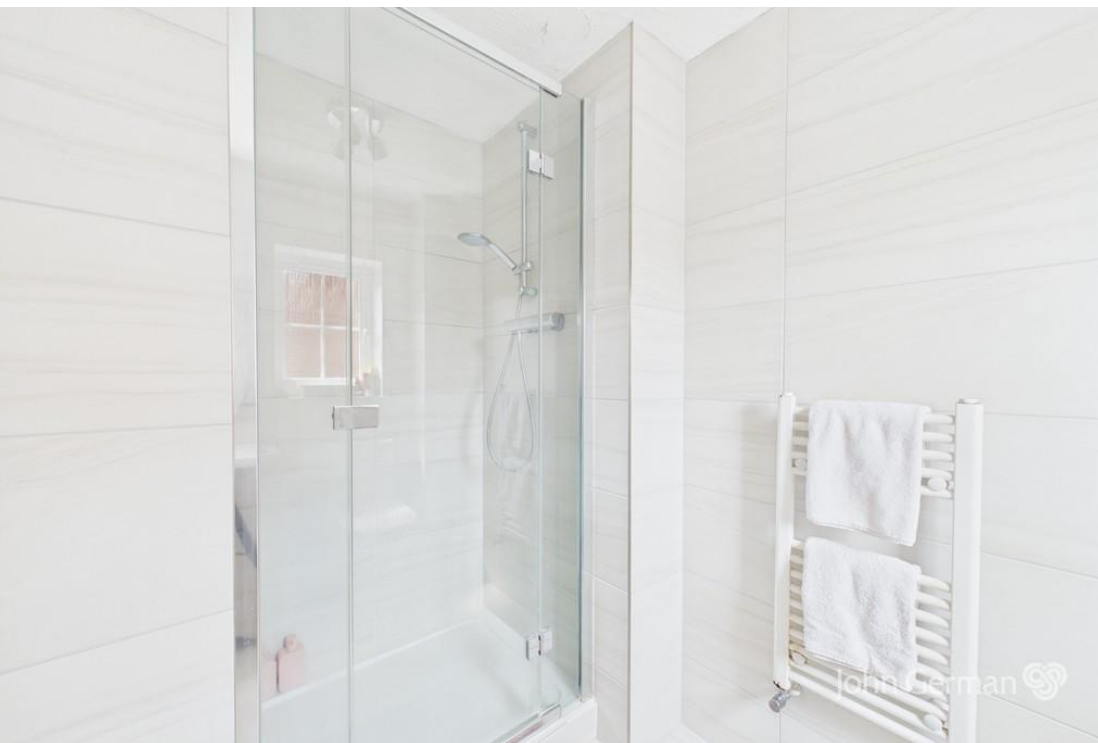


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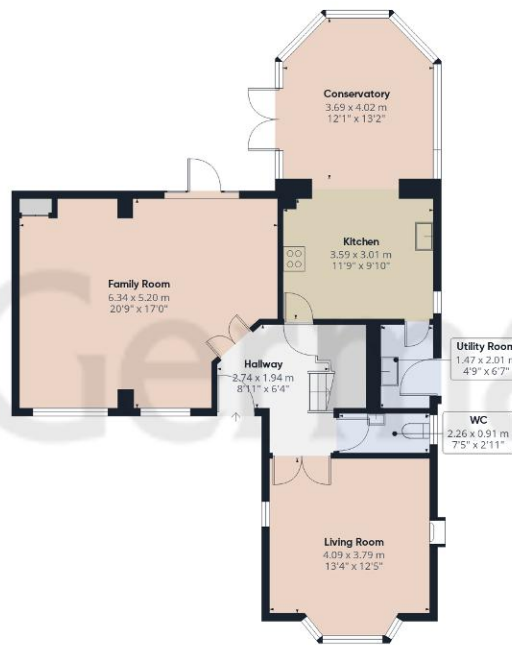
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

150.8 m²

1623 ft²

Reduced headroom

4.7 m²

51 ft²

(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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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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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



