

Scalpcliffe Road, Burton-On-Trent, DE15 9AB

Nicholas Humphreys

Asking Price £425,000

A beautifully presented Victorian detached family home occupying a desirable position along the highly regarded Scalpcliffe Road in Burton-on-Trent. Set back behind a double-width driveway, this impressive period property offers generous accommodation while retaining a wealth of original character features, including decorative Minton tiled flooring, stained glass and feature fireplaces.

The accommodation includes a welcoming reception hallway, two separate reception rooms and a superb open-plan dining kitchen with stone work surfaces, integrated appliances and ample space for both dining and soft furnishings. There is also a separate utility room and guest cloakroom.

To the first floor are three generously proportioned bedrooms, one benefiting from an en-suite shower room, together with a well-appointed family shower room.

Outside, the property enjoys a delightful landscaped rear garden with block-paved patio, artificial lawn, summerhouse and raised decked seating area, all enjoying a high degree of privacy. A truly charming period family home combining Victorian character with modern-day living, with internal viewing highly recommended.





The Accommodation

A beautifully presented Victorian detached home occupying a desirable position along the highly regarded Scalpcliffe Road in Burton-on-Trent. Set back from the road behind a double-width driveway, this impressive period property combines generous family accommodation with a wealth of original character features and a delightful landscaped rear garden.

The accommodation is initially approached through a double-glazed front entrance door opening into an enclosed porch, where a decorative coloured stained-glass entrance door provides access to the welcoming reception hallway. An immediate feature is the original decorative Minton tiled flooring and decorative ceiling arch, complemented by the staircase rising to the first-floor accommodation and a useful below-stairs storage cupboard. A UPVC double-glazed window provides natural light from the side aspect, with doors leading through to the principal reception rooms.

Positioned to the front of the home, the dining room is an attractive period reception room featuring an open fireplace with decorative tiled and cast-iron inserts set upon a granite hearth. A walk-in UPVC double-glazed bay window provides an abundance of natural light, while fitted shelving sits to either side of the chimney breast. Further character is provided by the original-style moulded coving, with a double radiator completing the room.

The separate lounge occupies the rear elevation and provides a delightful outlook over the garden. Finished with laminate flooring, the room has original moulded coving, a double radiator and UPVC double-glazed window to the side aspect. UPVC double-glazed French patio doors open directly onto the landscaped rear garden, creating an excellent connection between the internal and external living spaces.

A particular standout feature of this impressive home is the spacious open-plan dining kitchen. Beautifully appointed with stone preparation work surfaces, the kitchen incorporates a wide selection of fitted base cupboards and drawers with matching eye-level wall units. Integrated appliances include a double oven, concealed microwave, wine cooler and dishwasher, together with a five-ring gas hob and extractor hood above. There is also space for a fridge freezer and a twin stainless steel sink unit positioned beneath UPVC double-glazed windows.

The adjoining dining and living area provides generous space for a formal dining table and chairs together with a comfortable soft-seating area, making this an excellent sociable space for both everyday family life and entertaining. A double radiator is provided, with a glazed internal door from the kitchen leading through to the utility room. The utility room offers freestanding appliance space for both a washing machine and tumble dryer, together with a radiator and UPVC double-glazed door providing access onto the rear garden. An internal door leads through to the guest cloakroom, fitted with a WC, hand wash basin and UPVC double-glazed window to the rear elevation.

To the first floor, the landing has a UPVC double-glazed window to the side aspect and provides access to three generously proportioned bedrooms and the family shower room.
One of the double bedrooms is positioned to the rear elevation and enjoys an attractive outlook over the landscaped rear garden through a UPVC double-glazed window, together with a double radiator.
The impressive front-facing double bedroom could equally be utilised as the principal bedroom and benefits from a wide selection of fitted double wardrobes, a UPVC double-glazed bay window and radiator. The third bedroom is again positioned to the rear aspect and features a UPVC double-glazed window, double radiator and a selection of useful built-in storage cupboards. An internal door leads through to a private en-suite shower room, fitted with a white suite comprising WC, hand wash basin and double shower enclosure with electric shower, together with additional storage.

Completing the first-floor accommodation is the well-appointed family shower room, fitted with a three-piece suite comprising low-level WC, hand wash basin with fitted storage cupboards and a generous double shower enclosure. Further features include a heated towel radiator, inset ceiling spotlights, UPVC double-glazed window to the side aspect and a cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system.

Outside, the property continues to impress. To the front is a double-width driveway providing valuable off-road parking, while gated side access leads through to the delightful landscaped rear garden.
Immediately adjoining the property is a block-paved patio area providing an ideal space for outdoor seating and entertaining. Steps rise to an attractive artificial lawn with a purpose-built timber summerhouse, while a pathway continues through the garden to a further raised decked seating area. Backed by mature trees, the garden enjoys a high degree of privacy and also benefits from a garden shed and greenhouse.

A delightful Victorian detached family home, beautifully presented to a high standard throughout while retaining many of its original period features. The combination of generous reception accommodation, impressive open-plan dining kitchen, three bedrooms, en-suite facilities and a private landscaped garden makes this a particularly appealing home in one of Burton-on-Trent's established residential locations.

Viewing is highly recommended and strictly by appointment only.

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link
https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change








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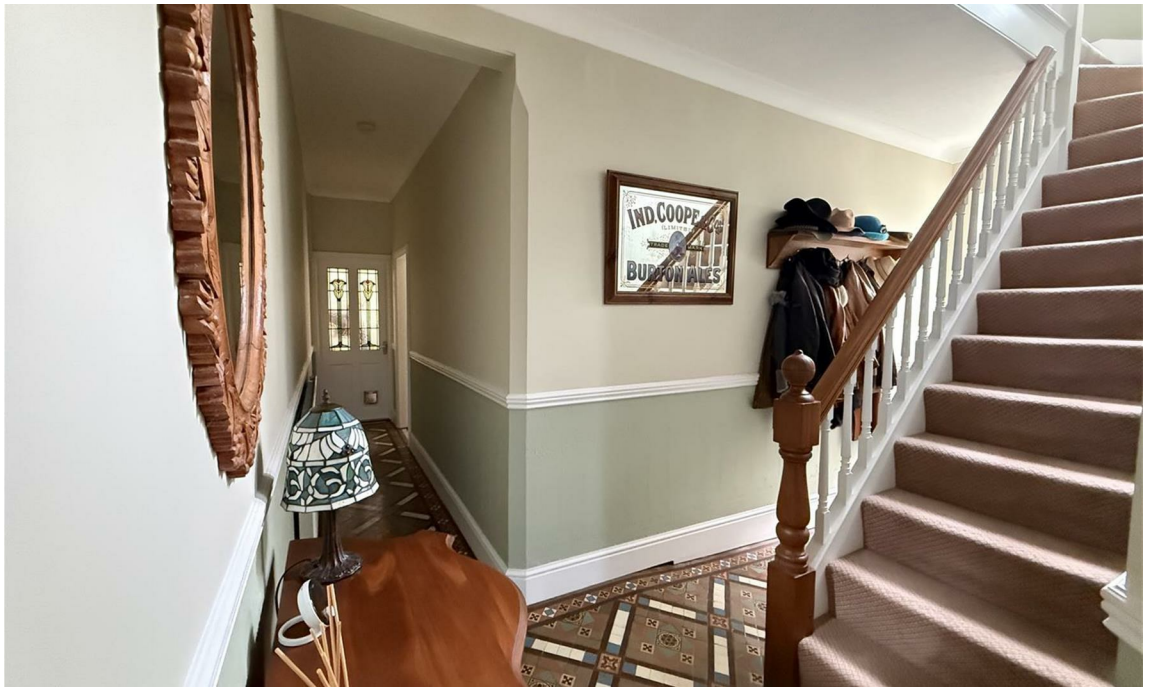



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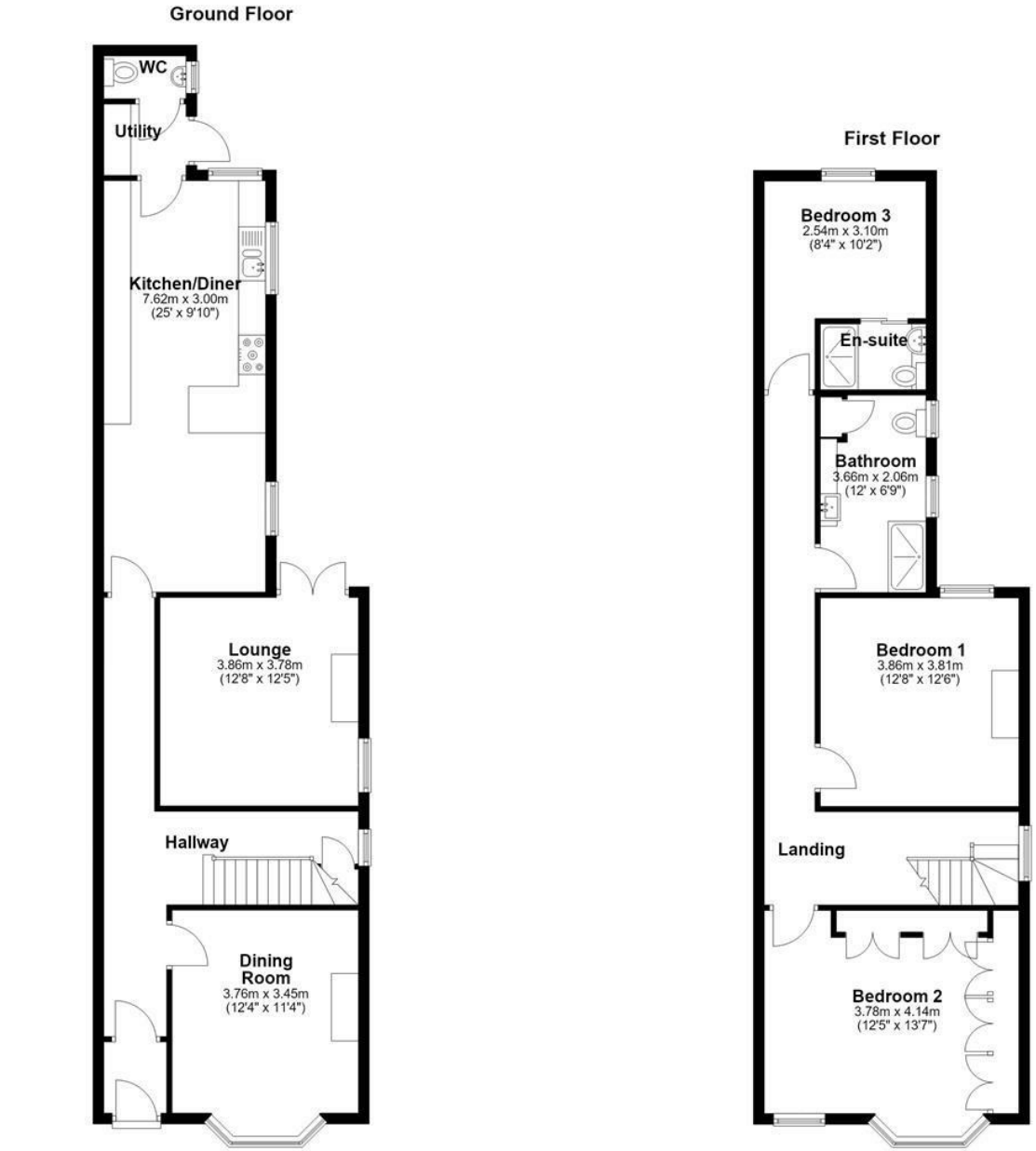












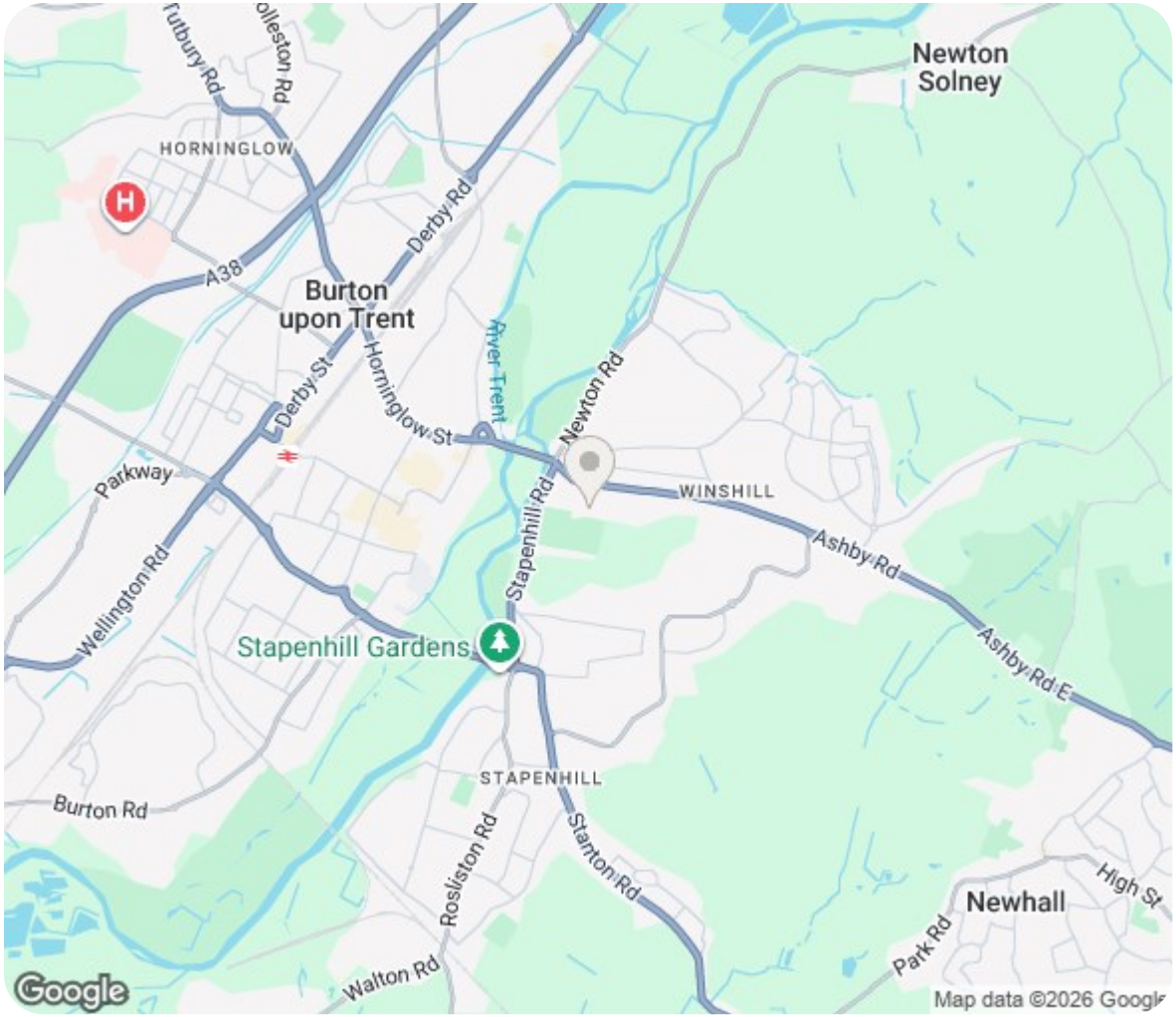
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Plan produced using PlanUp.

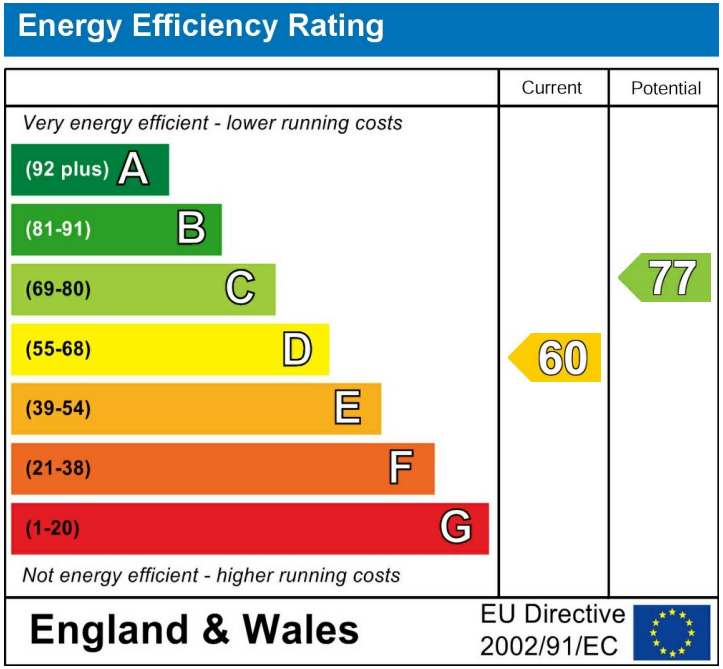












Council Tax Band D **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme