

Hargate Road

Stapenhill, Burton-on-Trent, DE15 9GH

John German



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£435,000

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

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

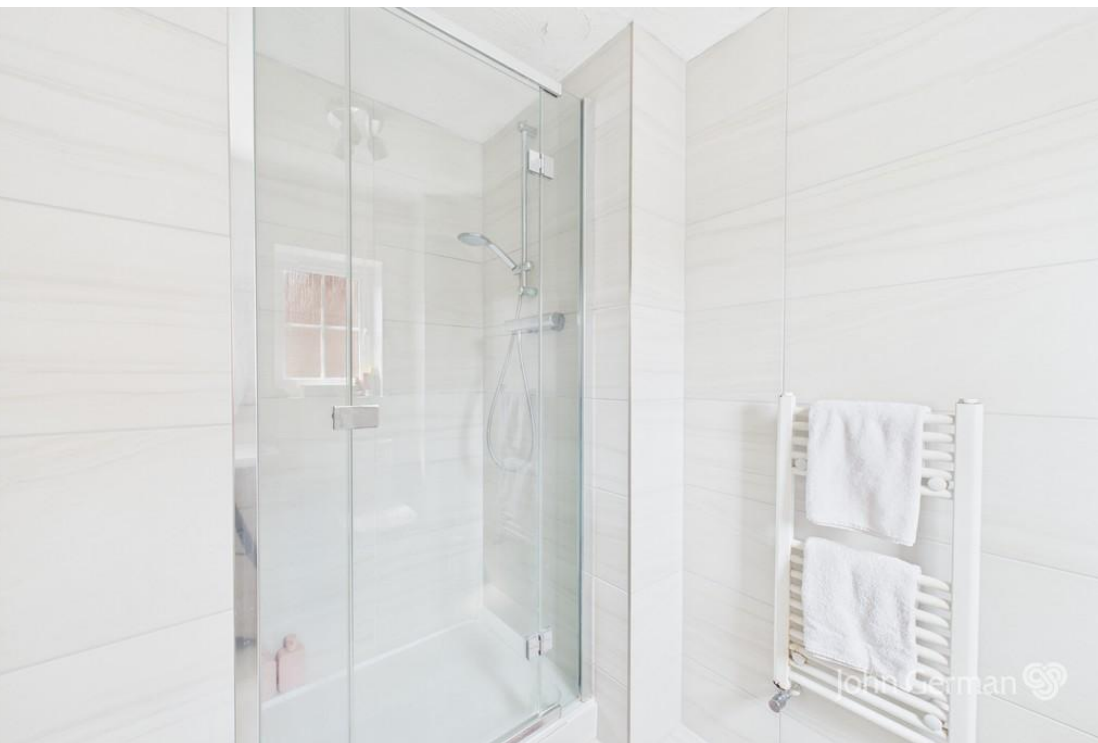
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







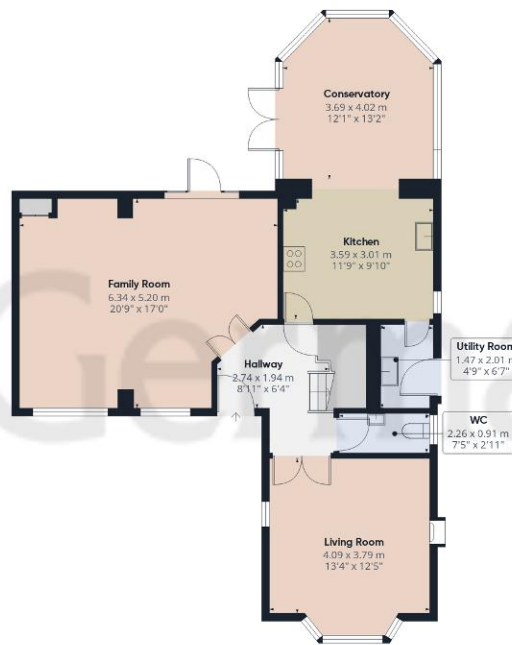
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Ground Floor



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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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