





Occupying a generous plot within one of Stapenhill's most popular residential locations, this beautifully presented Victorian home effortlessly combines timeless period character with thoughtfully updated accommodation.

Retaining many original features including high ceilings, stripped internal doors, exposed fireplaces and bay windows, the property also benefits from a stunning refitted kitchen, an impressive family bathroom, separate utility room and a substantial landscaped rear garden.

Ideal for buyers seeking a character home with modern practicality, the accommodation offers two spacious reception rooms, two generous double bedrooms and exceptional outdoor space rarely found with homes of this style.



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Accommodation

Ground Floor

The accommodation begins leading into the bay-fronted dining room, positioned at the front of the property and offering plenty of space for a dining table and additional furniture.

Beyond this is the spacious living room, where an exposed brick chimney breast houses a log-burning stove and creates the main focal point of the room.

To the rear sits the fitted shaker-style kitchen, with a range of wall and base units, timber work surfaces, Belfast sink, integrated double oven and gas hob.

Leading from the kitchen is a separate utility room with further storage, appliance space and access to the rear garden.

First Floor

The first floor offers two generous double bedrooms.

The principal bedroom spans the full width of the front elevation, enjoying a bay window together with excellent space for wardrobes and additional bedroom furniture.

Bedroom two is another double room, retaining an attractive cast iron fireplace and overlooking the rear garden.

Completing the accommodation is a superb family



bathroom, beautifully fitted with a freestanding roll-top bath, separate walk-in shower enclosure, wash hand basin and WC, finished with stylish tiling throughout.

Outside

The property enjoys attractive kerb appeal, set back behind a lawned fore garden with established planting and a pathway leading to the entrance.

To the rear is a particularly impressive garden extending to







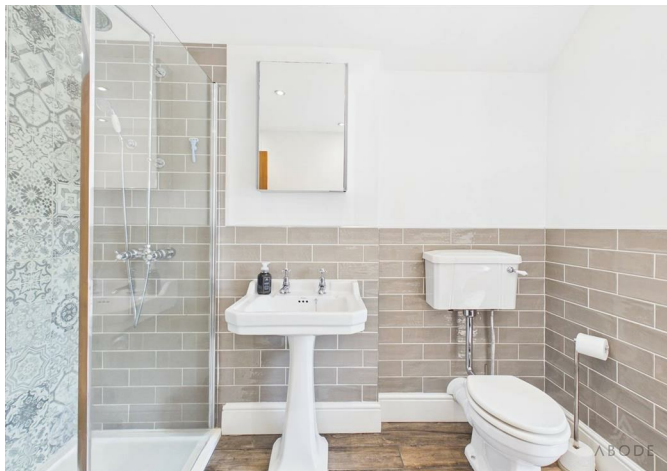
a substantial length, beginning with a large entertaining terrace ideal for outdoor dining. Beyond lies an extensive lawn bordered by mature fencing and established planting.

The generous proportions of the garden provide exceptional space for families while offering excellent privacy.

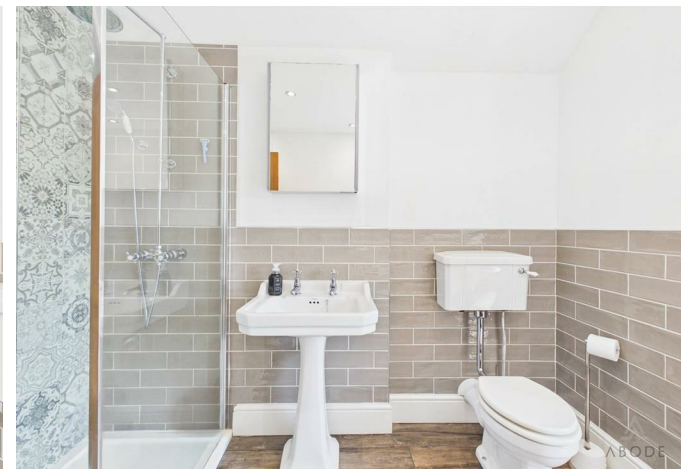
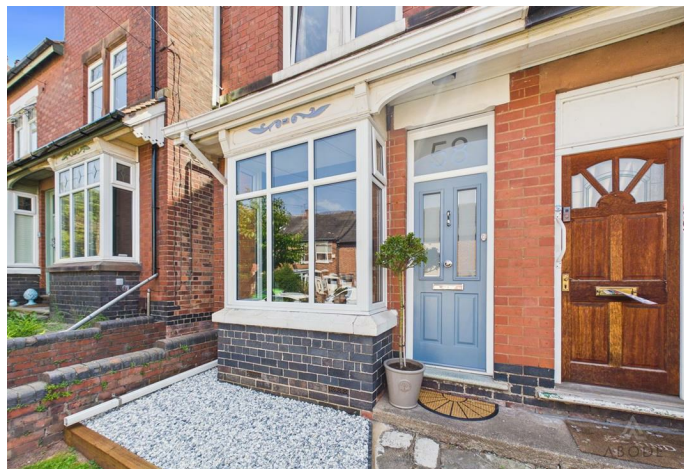
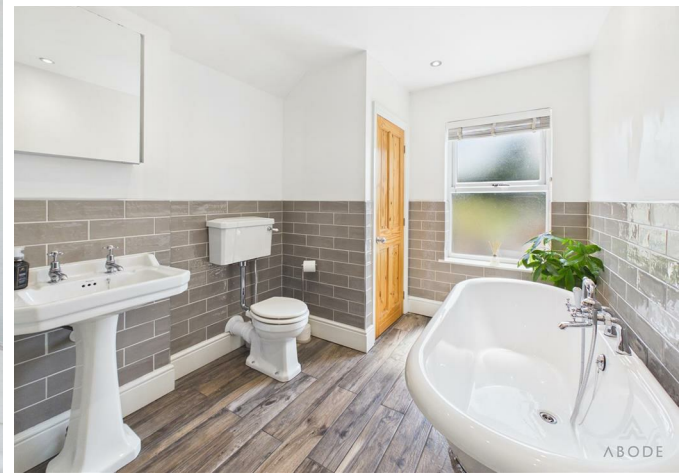
Location

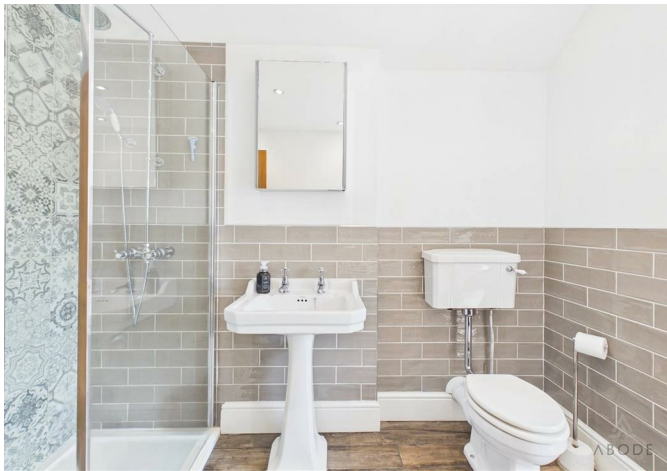
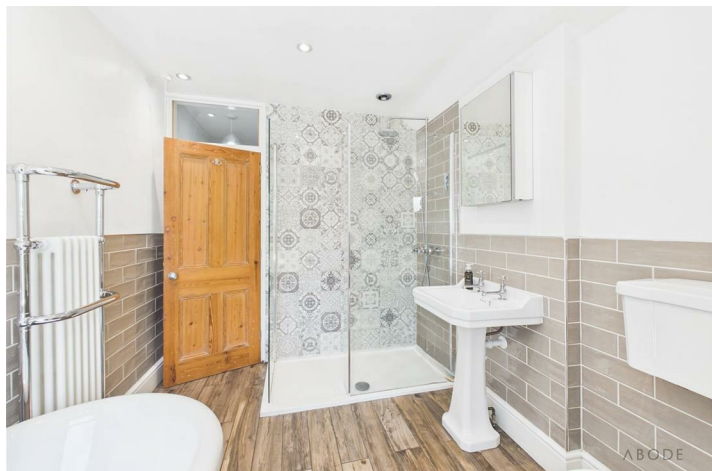
Situated within the ever-popular suburb of Stapenhill, the property enjoys convenient access to a wide range of everyday amenities including shops, schools, parks and riverside walks. Burton upon Trent town centre is only a short distance away, whilst excellent transport links provide straightforward access to the A38, A50 and surrounding Derbyshire and Staffordshire road networks.













Floor 0

Approximate total area⁽¹⁾
81.7 m²
881 ft²



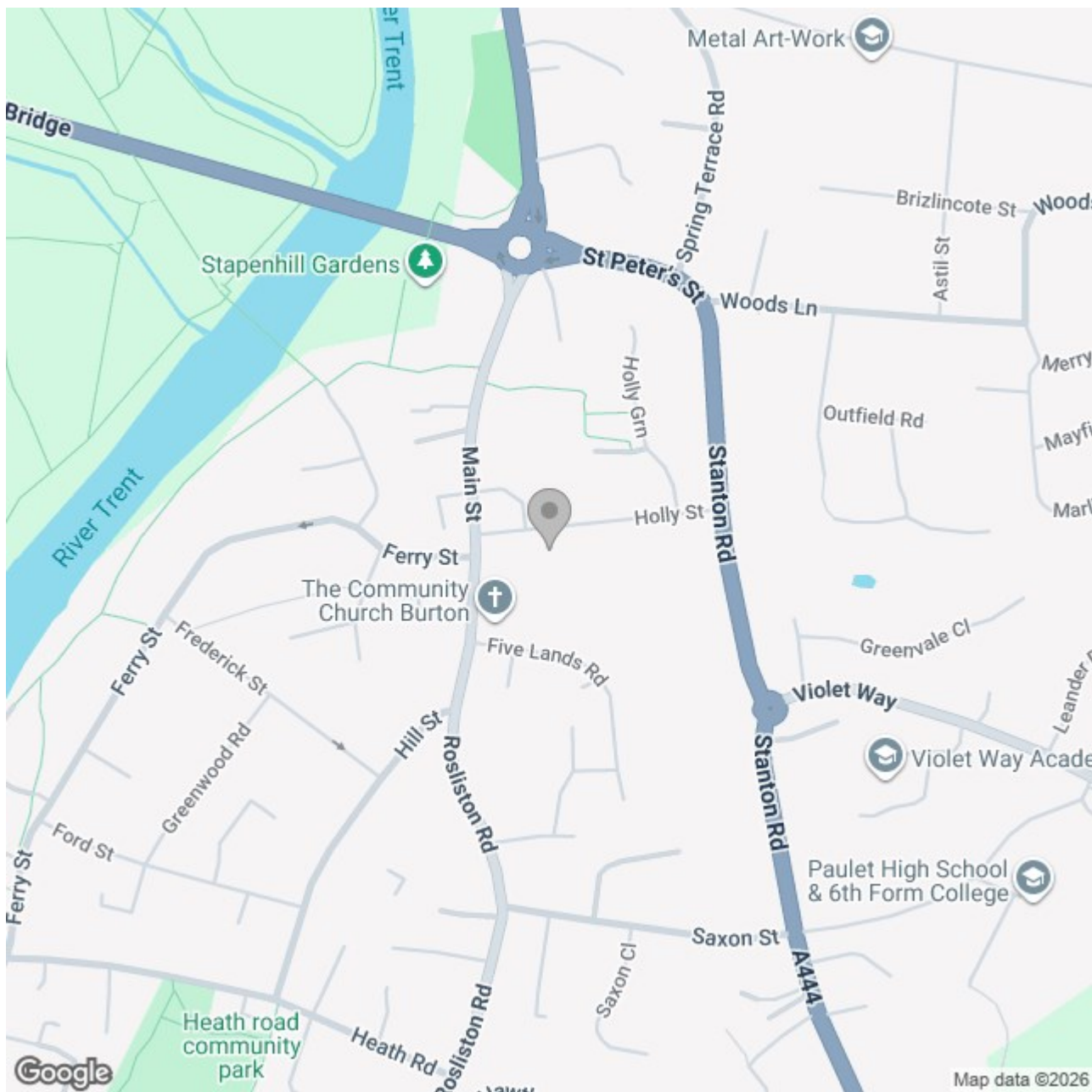
Landing
4.19 x 0.82 m
13'9" x 2'8"



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 