

Stanton Road

Burton-on-Trent, DE15 9RP

John 
German





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£400,000

Occupying a generous corner plot, this substantial five-bedroom detached bungalow offers 2,156 sq ft of versatile living space across two floors. Featuring a detached garage, driveway, wraparound gardens and flexible accommodation, it's ideal for families or multi-generational living.

Occupying a generous corner plot on Stanton Road in Stapenhill, Burton-on-Trent, this substantial five-bedroom detached bungalow offers an impressive 2,156 sq ft of versatile accommodation arranged across two floors, complemented by a large detached garage, driveway parking and wraparound gardens. With three double bedrooms on the ground floor and two further bedrooms upstairs, the property provides excellent flexibility for growing families, multi-generational living or those seeking additional space for home working, hobbies or guest accommodation.

The accommodation begins with an entrance porch/sunroom leading through to the central hallway, which provides access to the principal ground-floor rooms. Positioned to the left is a generously proportioned formal living room, featuring two bay windows that create an attractive focal point and allow natural light to flow into the room. To the right of the hallway is a spacious double bedroom, also benefiting from a bay window, while two further double bedrooms are positioned along the opposite side of the hallway, offering plenty of choice for family members or alternative uses.

To the rear, the dining room provides a dedicated space for family meals and entertaining, with direct access through to the kitchen. Arranged in a practical U-shape, the kitchen is fitted with a range of wall and base units, generous worktop space and drawers, together with an integrated dishwasher, oven, five-ring gas hob and extractor fan. At the end of the hallway, a useful lean-to is currently utilised as a pantry, storage and utility area, providing additional practical space for everyday household needs. The ground floor is completed by a bathroom fitted with a large shower cubicle, wash hand basin, WC and towel radiator, alongside a separate additional WC.

The first floor provides two further double bedrooms, creating valuable additional accommodation away from the main ground-floor living spaces. A second bathroom completes this level, fitted with a bath, WC and wash hand basin, making the layout particularly well suited to larger households or those accommodating visiting family.

Externally, the property occupies a generous corner plot, with gardens wrapping around the home and offering a combination of lawned areas, pathways and a raised patio, providing space to enjoy the outdoors and potential to personalise to suit individual tastes. A driveway runs down the centre of the plot, with further off-road parking available in front of the detached garage. The garage is a particularly notable feature, offering generous proportions, a high ceiling and useful eaves storage, with space to accommodate many motorhomes, subject to individual vehicle dimensions and access requirements.

The location on Stanton Road places the property within the established residential area of Stapenhill, with a range of local shops, everyday amenities and schooling available in the surrounding area. Stapenhill Gardens provides a popular nearby green space for walks and outdoor leisure, while Burton-on-Trent town centre offers a wider selection of shopping, supermarkets, restaurants and leisure facilities. The wider area also benefits from road connections for commuting to neighbouring towns and cities.

Offering an excellent amount of accommodation, a flexible two-storey layout and substantial outside space, this distinctive home presents an appealing opportunity for buyers seeking a spacious family property with the potential to adapt the rooms to a variety of needs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 D

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

Our Ref: JGA/14102026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID 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.



John German





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

200.4 m²

2156 ft²

Reduced headroom

9.2 m²

99 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		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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