



Grasmere Close, Stapenhill,  
Burton-on-Trent



4



1



2

£260,000



## Key Features

- Detached Family Home
- Four Bedrooms
- Off Road Parking
- In Need Of Renovation
- Desirable Residential Estate
- Good Sized Rear Garden
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this four bedroomed detached home on a desirable residential estate which is in need of renovation. In brief the accommodation comprises: - entrance hall, space for guest cloak room, lounge diner, dining kitchen, dining room and on the first floor a landing leads to three double bedrooms, single bedroom and family bathroom. Externally the property benefits from a good sized plot providing plenty of off road parking and a great sized rear garden.



#### Accommodation In Detail

Frosted Upvc double glazed door with frosted Upvc double glazed side panel leading to:

#### Entrance Hall

having staircase rising to first floor, consumer unit for electric, thermostat for central heating, one central heating radiator and understairs storage cupboard with plumbing for a wc.

#### Dining Kitchen 5.28m x 2.4m (17'4" x 7'11")

having range of base and wall mounted units, granite effect laminate work surface, sink and drainer with chrome mixer tap, space for oven, washing machine, tumble dryer and fridge/freezer, Vaillant gas fired combination boiler, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed door to rear.

#### Dining Room 2.48m x 2.46m (8'1" x 8'1")

having one central heating radiator and Upvc double glazed window to front elevation.

#### Lounge 3.26m x 4.18m (10'8" x 13'8")

having gas fire with marble effect cast iron decorative surround, one central heating radiator and Upvc double glazed bow window to front elevation.



#### Dining Area 2.59m x 2.67m (8'6" x 8'10")

having one central heating radiator and Upvc double glazed patio doors to rear elevation.

#### On The First Floor

#### Landing

having access to loft space.

#### Master Bedroom 3.05m x 4.14m (10'0" x 13'7")

having built-in wardrobes, one central heating radiator and Upvc double glazed bow window to front elevation.

#### Bedroom Two 2.46m x 3.91m (8'1" x 12'10")

having one central heating radiator, Upvc double glazed bow window to rear elevation. and large Velux window to front.

#### Bedroom Three 3.07m x 2.75m (10'1" x 9'0")

having built-in storage cupboard, one central heating radiator and Upvc double glazed bow window to rear elevation.

#### Bedroom Four 2.11m x 3.13m (6'11" x 10'4")

having built-in overstairs storage, one central heating radiator and Upvc double glazed bow window to front elevation.

#### Bathroom 1.98m x 1.76m (6'6" x 5'10")

having built-in storage cupboard, low level wc, pedestal wash basin with chrome taps, jacuzzi style bath with chrome mixer tap and hand held shower, full tiling complement, one central heating radiator and frosted Upvc double glazed window to rear elevation.

#### Outside

To the front of the property is a driveway providing parking to up to three vehicles and a good sized fore garden mainly laid to lawn with mature trees. To the rear is a fully enclosed garden with a paved patio area ideal for entertaining, lawned area and a second tier garden and gate leading to the driveway.



### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

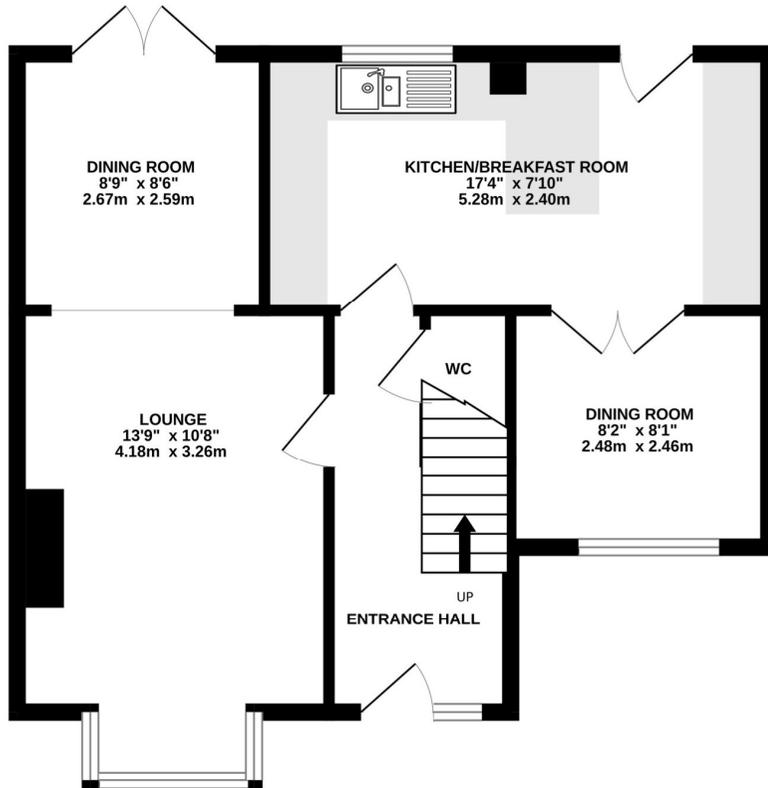
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

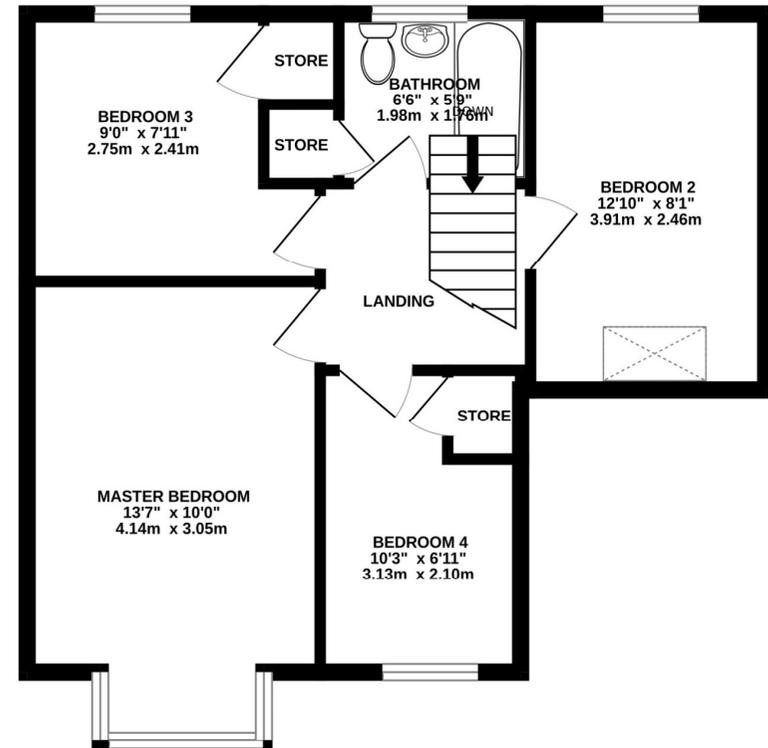




GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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