



Stanton Road,, Burton-On-Trent, DE15 9SF

Nicholas  
Humphreys

£230,000



Set back from the road, this attractive semi-detached family home enjoys generous off-road parking, a delightful rear garden backing onto open fields and a versatile insulated outbuilding ideal for home working. The property offers three well-proportioned bedrooms, two reception rooms, a modern fitted bathroom and a characterful fitted kitchen, all conveniently positioned for Burton-on-Trent and the market town of Swadlincote



**The Accommodation**

A well-presented semi-detached family home set back from the road behind an extensive driveway providing generous off-road parking, complemented by a delightful front garden with attractive rockery features. The accommodation is approached via uPVC double-glazed French doors opening into a welcoming entrance porch with tiled flooring, which in turn leads through a solid timber door with glazed inset, into the main reception hallway.

The reception hallway immediately sets the tone for the home, featuring a period-style radiator, staircase rising to the first-floor accommodation and a useful understairs storage cupboard. Doors lead off to the principal ground-floor rooms, including the lounge positioned on the front elevation, enjoying a uPVC double-glazed bay window that allows plenty of natural light to fill the space. The lounge also benefits from laminate flooring and a feature fireplace, creating a comfortable and inviting living area.

The separate dining room provides a more formal entertaining space, again enhanced by a feature fireplace (Gas Fire capped off), period-style radiator and laminate flooring. uPVC double-glazed French patio doors open directly onto the rear garden, making this an ideal room for both everyday dining and entertaining during the warmer months.

The kitchen is fitted with quality handmade pine base cupboards and matching eye-level wall units, incorporating a Belfast ceramic-style sink with mixer tap. There is space for a range-style cooker with electric point, plumbing and appliance space for a washing machine, and a useful breakfast bar area. A uPVC double-glazed window overlooks the rear garden, while a matching door provides direct access outside.

To the first floor, the accommodation offers three well-proportioned bedrooms. The principal bedroom is positioned to the front elevation and enjoys a walk-in bay window, while the second double bedroom is located to the rear and benefits from a delightful outlook over the rear garden and open fields beyond. The third bedroom, also on the front elevation, features a period-style radiator and uPVC double-glazed window, making it ideal as a child's bedroom, home office or nursery.

The refitted family bathroom is fitted with a modern three-piece white suite comprising a low-level WC, hand wash basin and a P-shaped shower bath with thermostatic shower over. Complementary tiling to the walls, a heated towel rail and a uPVC double-glazed window complete the space.

Outside, the property enjoys a particularly attractive rear garden with a paved patio seating area leading onto lawned sections. An outbuilding, which has been insulated and benefits from power, offers excellent potential for use as a home office, studio or hobby room. The rear garden currently backs onto open fields and farmland, providing a pleasant rural outlook.

The property is fully uPVC double-glazed and benefits from gas central heating via a gas-fired combination boiler located within the understairs storage cupboard. The home is conveniently positioned for both Burton-on-Trent town centre and the market town of Swadlincote.

All viewings are strictly by appointment only.

Property construction: Standard

Parking: Drive  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Council Tax Band: B  
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](http://www.gov.uk/government/organisations/environment-agency)  
An on-site management fee may apply to all modern or new developments.  
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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. The home is being sold on behalf of Move +, your details will be required to be shared with the marketing company and ID AML check maybe directly required by them, for each purchaser, and a cost maybe incurred for this process.  
Draft details awaiting vendor approval and subject to change awaiting revised EPC





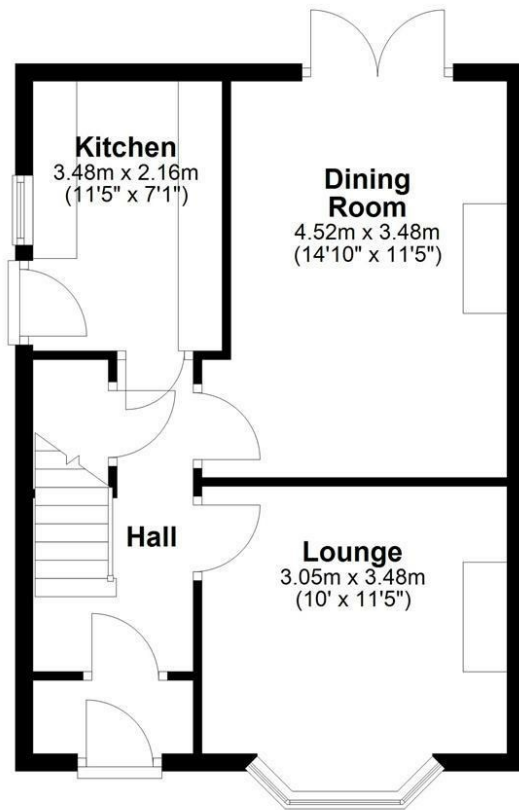




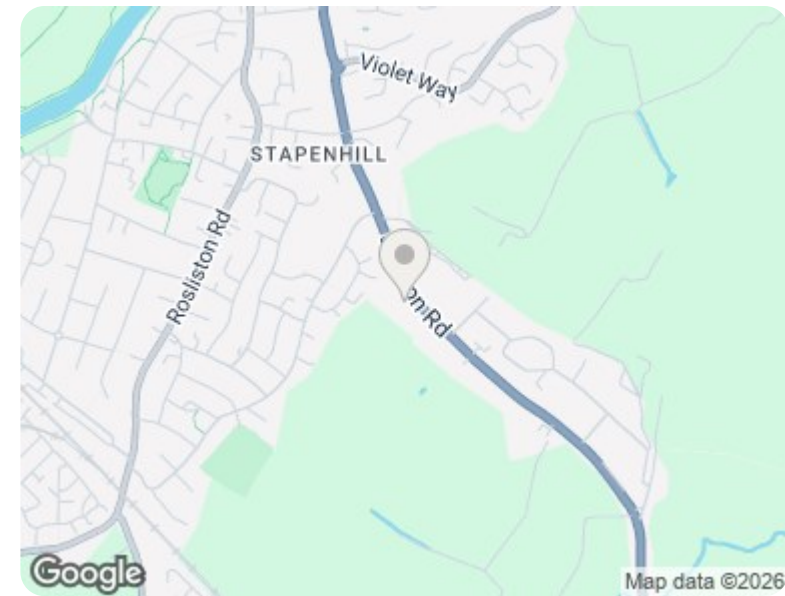
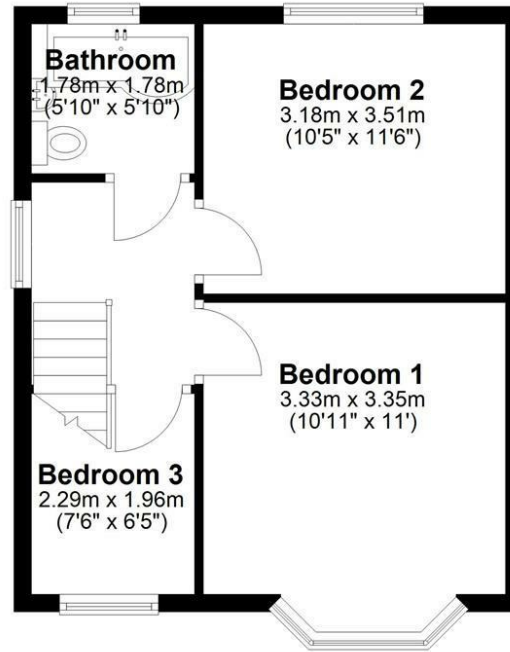




## Ground Floor




## First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.

## Energy Efficiency Rating

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

**Council Tax Band B**

**Freehold**

**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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**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 License 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. 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>

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