



Stanton Road, Stapenhill,
Burton-on-Trent



5



2



2

£450,000



Key Features

- Substantial Detached Home
- Providing Extensive Five Bedroomed Accommodation
- Versatile & Flexible Layout
- Impressive Corner Position
- Two Driveways & Large Detached Garage/Workshop
- Well Presented Throughout
- EPC rating TBC
- Freehold





Situated upon this prominent position this individual detached home offers a substantial volume of accommodation which can only be appreciated by an internal inspection. The home provides a unique and versatile layout with two reception rooms and five bedrooms. In brief the accommodation comprises: - garden room/entrance, large impressive entrance hall, bow windowed main reception room, separate dining room, well fitted kitchen, three ground floor bedrooms, guest cloaks and shower room. On the first floor are two further bedrooms and bathroom. Outside the property is centrally located on its plot, a driveway to the front provides parking, a further driveway to the side provides further parking and leads to a large detached garage/workshop. Mainly lawned gardens surround the property.

Accommodation In Detail

Upvc double French doors opening into:

Garden Room/Front Entrance 5.25m x 2m (17'2" x 6'7")

having attractive ceramic tiling to floor, tri-polycarbonate panelled roof, fitted wall light points and obscure double glazed entrance door leading to:

Entrance Hall 11m x 1.25m (36'1" x 4'1")

having two central heating radiators, coving to ceiling and fitted smoke alarm.

Guest Cloak Room

having low level wc, ceramic tiling to floor and obscure Upvc double glazed window to rear elevation.

Main Reception Room

having semi circular Upvc double glazed bay window to front elevation, bay window to side elevation, attractive Cotswold stone fireplace with marble backplate and hearth together with inset Living Flame gas fire, one double central heating radiator, fitted wall light points, coving to ceiling and fitted smoke alarm.

Dining Room 4.27m x 3.6m (14'0" x 11'10")

having Upvc double glazed window to side elevation, one double central heating radiator, coving to ceiling, feature stone fireplace with fitted gas fire surmounted on a quarry tiled hearth with timber mantle, open plan staircase to first floor and thermostatic control for central heating.

Re-Fitted Kitchen 3.38m x 2.75m (11'1" x 9'0")

having a lovely array of medium oak fronted base and eye level units with complementary solid granite working surfaces, five ring gas hob with electric oven under and extractor over, stainless steel sink and draining unit, integrated fridge, washing machine and dishwasher and ceramic tiling to floor.

Rear Entrance/Utility Store

having Upvc double glazed window and doors to either side.

Master Bedroom

having Upvc double glazed walk-in bay window to front elevation, one double central heating radiator, coving to ceiling and an extensive array of light oak fitted wardrobes and cupboards together with matching knee-hole dressing table.

Bedroom Two 4.25m x 4m (13'11" x 13'1")

having Upvc double glazed window to side elevation, one double central heating radiator and coving to ceiling.

Bedroom Three 4.25m x 2.43m (13'11" x 8'0")

having Upvc double glazed window to side elevation, one central heating radiator and coving to ceiling.

Large Shower Room 2.6m x 2.1m (8'6" x 6'11")

having large over-sized quadrant shower enclosure with fitted electric shower, wall mounted wash basin, low level wc, ceramic tiling to floor, access to loft, heated ladder towel radiator and obscure Upvc double glazed window to rear elevation.



On The First Floor

Large Light & Airy Landing

having double glazed skylight, access to loft, fitted smoke alarm and exposed beams to ceiling.

Bedroom Four

having stripped pine flooring, one central heating radiator, Upvc double glazed window to front elevation and access to extensive eaves storage areas.

Bedroom Five 2.85m x 4.02m (9'5" x 13'2")

having stripped pine flooring, one double central heating radiator and Upvc double glazed window providing fabulous views over the Trent Valley.

Family Bathroom

having suite comprising corner bath, vanity wash basin with cupboard under, low level wc, one central heating radiator, stripped pine flooring and double glazed skylight.

Outside

The property is approached via a gated driveway which dissects the corner of Saxon Street and Stanton Road. The property is predominantly set back behind high wrought iron railings and mainly lawned gardens surround the property with a range of mature conifers. There is a pleasant and private lawned garden to the southerly aspect. A further block paved driveway which provides ample parking and leads to the substantial detached brick built garage/workshop.



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

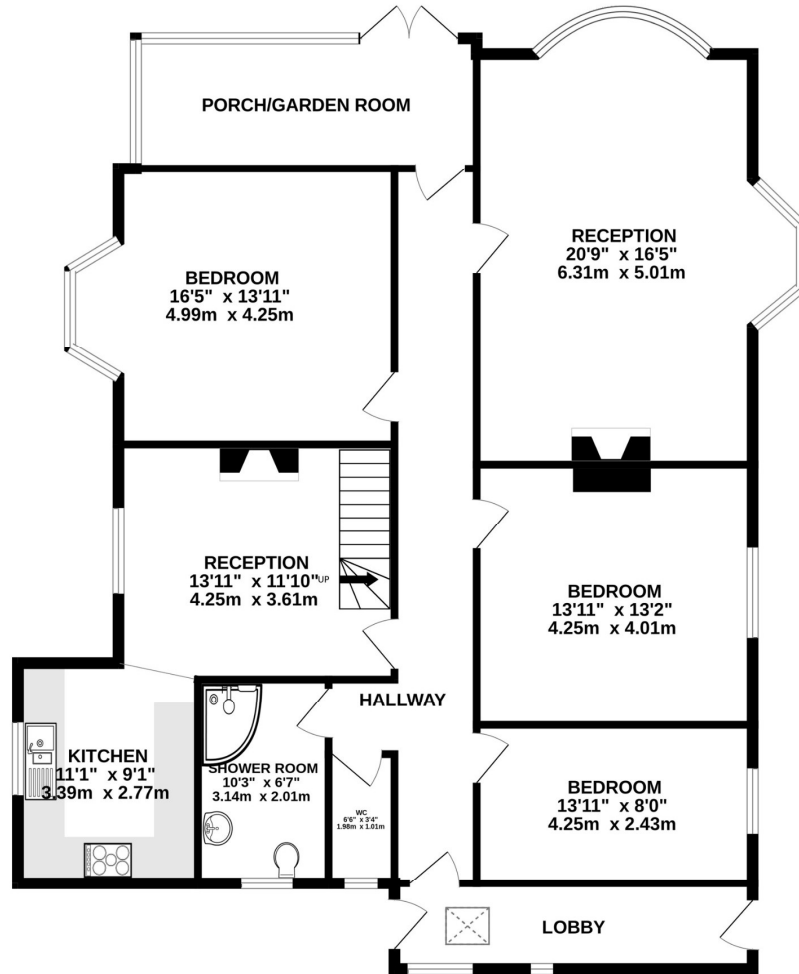
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

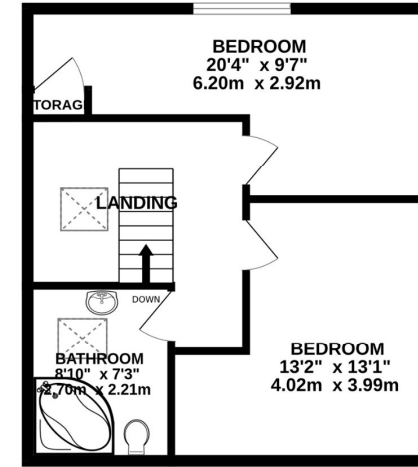
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
1504 sq.ft. (139.7 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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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