

# Scalpccliffe Close

Burton-on-Trent, DE15 9AX

John   
German





Mount Kilimanjaro January 2011

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Burton-on-Trent, DE15 9AX

£425,000

NO UPWARD CHAIN

John German are delighted to present this fantastic four double bedroomed detached property, situated in Stapenhill. The property boasts three reception rooms, a double garage and an established rear garden.



The property enjoys an elevated position and is situated off a very appealing cul-de-sac, just a short distance from the town centre and Stapenhill Gardens, with schools for all ages nearby.

A paved stepped walkway leads you to the front entrance door which opens out into a useful porch which has ample space for storing shoes and coats.

From here you'll find a very spacious reception hallway with doors leading off to the family lounge, kitchen, dining room with conservatory, downstairs WC and a snug.

The lounge is considerable in size with an abundance of space for seated furniture which has created the perfect family lounge. The room has a feature fireplace along with dual aspect bay fronted windows which face out to the front of the property allowing for plenty of sunlight.

The dining room is well proportioned with plenty of space for a dining table and chairs. To the rear of the room there is practical access into the conservatory through a French sliding door, from here you can gain access into the garden.

The kitchen has been modernised throughout and is equipped with a range of base and eye level units, integrated oven, hob and extractor fan as well as ample space for further appliances. To the rear of the room there is a large area for a dining table and chairs. A door off leads into a useful utility room which has further space for appliances as well as practical access into the garden.

Finishing off the downstairs accommodation there is a well sized further reception room which is currently being used as a snug as well as a downstairs cloakroom with WC and wash hand basin.

Stairs rise from the hallway to the first-floor landing, where all doors lead off. Halfway up the stairs there are sliding doors to a rooftop terrace with far reaching views.

The master bedroom is impressive with built in wardrobes and a luxurious wet room/ensuite featuring tiled flooring with a part-glazed shower area. There are part-tiled walls and fitted vanity units with twin wash hand basins and a touch-sensitive heated mirror above, set into shelving with inset LED mini spotlights.

There are three further double bedrooms, with bedroom three currently being used as an office. All bedrooms are served by a large family bathroom with suite comprising bath, separate shower cubicle, vanity units with twin wash hand basins, mirror, spotlights and WC.

Outside to the rear is a well established garden that is laid mainly to lawn with well stocked borders that backs onto the lovely Stapenhill Cemetery. A side entrance gate leads to the front elevation where lies a spacious driveway and the double garage that has a remote controlled up and over front entrance door and windows to side.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/13102022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2743.32 ft<sup>2</sup>

254.86 m<sup>2</sup>

Reduced headroom

15.40 ft<sup>2</sup>

1.43 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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		81   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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