Scalpcliffe Close

Burton-on-Trent, DE15 9AX









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

Our Ref: JGA/13102022

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































Agents' Notes

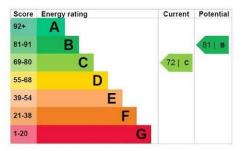
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