

Stanton Road

Burton-on-Trent, DE15 9RS

John German







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Offers Over £220,000

This exceptional three bedroom detached is move in ready. Originally built in the 1800's, this beautiful home includes off street parking and wonderful character features throughout. Ideally located close to the town centre with fantastic public transport links and in walking distance to local parks and schools.

The property is approached via a large driveway with parking for three to four vehicles.

Through the front door you enter into the lovely porch and hallway with the main open plan living/dining area on the right hand side. This room is very generous and benefits from new windows overlooking both the front and rear, neutral décor, high ceilings and a feature fire place.

The light and bright renovated kitchen is further down the hallway and is fitted with a range of white shaker style wall and base units with wood effect work surfaces over, space for appliances, contrasting tiled floor and a window to the side.

Beyond the kitchen is a large utility room which has storage cupboards, worktop and space for appliances. A door gives access to the rear garden. A further door gives access to the downstairs bathroom which comes complete with WC, pedestal wash hand basin and large bath with an overhead shower.

Upstairs, the landing gives access to three bedrooms and the second bathroom. All three bedrooms are very generous and will easily take double beds and extra furniture. They all benefit from neutral décor and lovely natural light through large windows.

The bathroom on this floor comprises built in storage with integrated sink, WC and double shower cubicle.

The rear garden is an excellent size and has been sectioned into different areas. Step outside from the utility onto a private concrete patio area which has ample space for outside furniture, a large storage unit which is part of the main house and a bar. This then leads to an artificial lawn area which in turn leads to a well maintained lawn and a lovely summer house at the top of the garden which could be used as a studio or office.

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.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/03102023

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

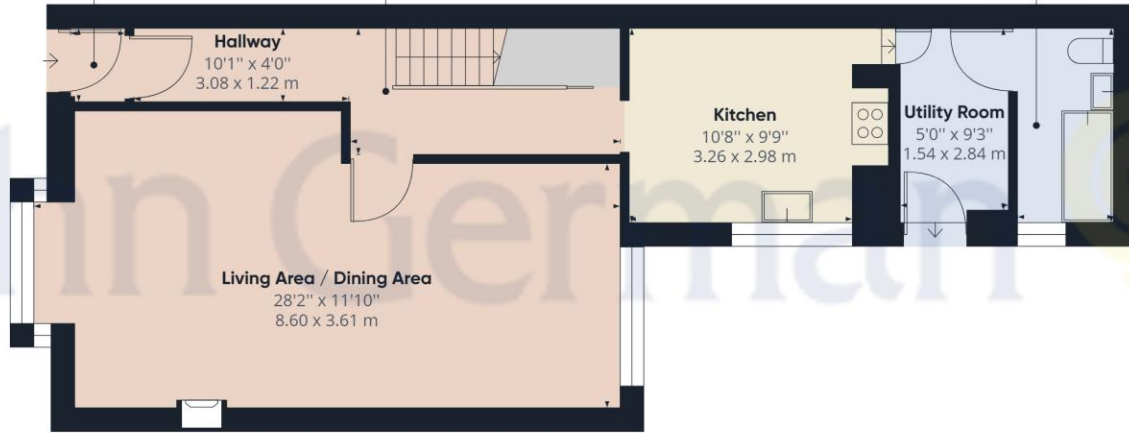




Entry
2'9" x 3'3"
0.84 x 1.01 m

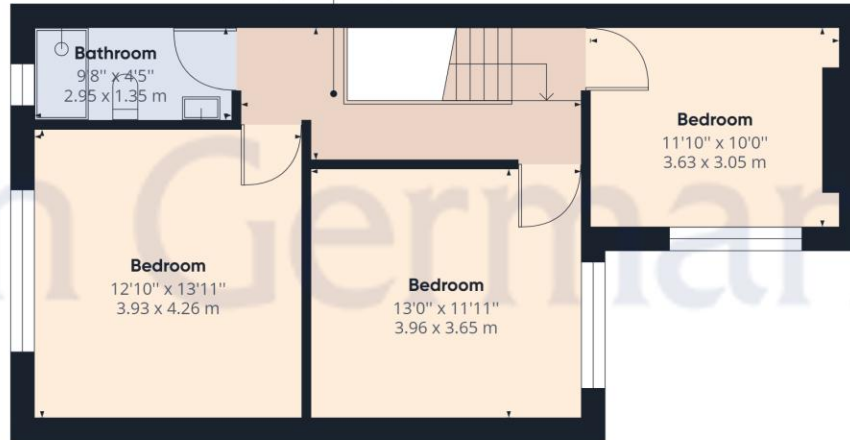
Hallway
12'9" x 6'6"
3.90 x 2.00 m

Bathroom
4'10" x 10'0"
1.48 x 3.06 m



Ground Floor

Landing
16'4" x 6'5"
4.98 x 1.98 m



Floor 1

Approximate total area⁽¹⁾
1269.40 ft²
117.93 m²

(1) Excluding balconies and terraces

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

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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		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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