

Stanton Road

Stapenhill, Burton-on-Trent, DE15 9RS

John 
German





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£450,000

Superb modern detached home set back behind a gated driveway with double garage and attractive landscaped gardens featuring a superb designed layout including a substantial master suite, smart fitted kitchen and a high degree of privacy.



Occupying a secluded position and set back from Stanton Road is this impressive modern detached home on a lovely established garden plot. The property is located on a private driveway serving just three properties in a handy location ideal for schools for all ages plus shops, riverside walks and the town centre.

The front entrance door opens into a porch which in turn leads to a spacious lounge enjoying a dual aspect. This has an open plan aspect into the dining room that has a window to the front. From here a door opens to the smart fitted kitchen fitted with a range of stylish base and eye level units complemented by contrasting worktops and integral appliances including an oven, hob, extractor, fridge, dishwasher, wine cooler, washing machine and tumble dryer. A door and window overlook and give access to the side.

Off the lounge a separate hallway leads to two ground floor bedrooms, the first of which is a generous double with French doors framing fantastic views over the rear garden. The other bedroom is a good sized L-shaped single room or ideal home office/study.

Completing the ground floor is a bathroom having a bath with shower and screen over, wash basin and concealed cistern WC set into a vanity unit with storage cupboard plus wall tiling.

One of the features of this home is the impressive first floor master suite that has a large bedroom area with wood effect flooring, air conditioning for the summer months and heating for the winter. It also has a walk-in wardrobe/storage cupboard and a large ensuite bathroom having a panel bath with shower and screen over, fitted vanity unit with wash basin and concealed cistern WC, chrome ladder radiator and contemporary wall tiling.

As previously mentioned the property stands on a fantastic plot that is set back behind a secure gated block paved driveway leading to a double garage with twin up and over entrance doors. It also has a car charging point. There is a side pergola and the rear garden has many seating areas including a paved terrace, deck, gravelled garden and artificial lawn surrounded by pretty and well maintained beds and borders. The garden enjoys a southerly aspect. Our clients have advised they will be leaving the large terracotta water feature.

The property is currently supplied by Octopus Energy also including an Octopus Go Tariff for the car charging and air conditioning at 9.5p per kwh between 12:30pm and 4:30pm (can also be used for electrical appliances during this period).

what3words: ///caves.stocks.bright

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

Our Ref: JGA/10102023

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







Ground Floor

Approximate total area⁽¹⁾

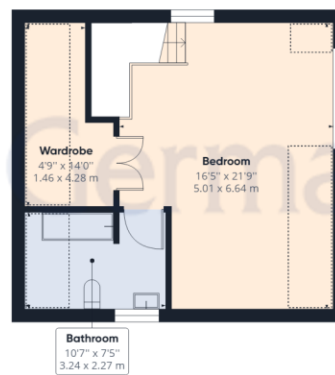
1594.05 ft²

148.09 m²

Reduced headroom


114.02 ft²

10.59 m²



Floor 1

(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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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