

Hargate Road

Stapenhill, Burton-on-Trent, DE15 9GH

John 
German





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£375,000

Smart modern four bed detached with well designed family living accommodation including plenty of ground floor living space, a large master bedroom with an en suite. Family harmony is maintained with three further evenly sized bedrooms so nobody gets stuck with a box room.



Situated on the popular Brizlincote Valley development, very popular with families with schools for all ages close by. There is a Tesco store in easy walking distance and the development is just a few minutes' drive from Burton Town centre. There are plenty of local walks and far reaching views.

Entrance to the property is via an entrance hall with stairs rising to the first floor and a door leading off to the ground floor living accommodation. The lounge features a lovely bay window overlooking the front garden and there is an Adam style fireplace fitted with an inset living flame effect gas fire and marble inset and hearth. The lounge is open plan with laminate flooring running through to the dining room which in turn opens into the kitchen and has sliding patio doors opening out into the conservatory. The uPVC double glazed conservatory has power connected, laminate flooring and bifold doors opening out onto the garden. There is a modern kitchen fitted with a range of base and eye level units with roll edge work surface, inset stainless steel one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in under counter double oven, gas hob with extractor hood over, plumbing for a dishwasher and a large built-in under stairs storage cupboard. Off the kitchen is located a spacious utility room with matching base units with roll edge work surface and inset sink unit, wall mounted boiler, plumbing for a washing machine and space for a fridge freezer. There is a rear entrance door opening out onto the rear garden and a door leading to the ground floor WC which is fitted with a low flush WC and pedestal wash basin.

On the first floor, stairs lead to a first floor landing with built-in airing cupboard. The master bedroom is a lovely size with a large window overlooking the front elevation and featuring an en-suite shower room fitted with a full three piece suite comprising low flush WC, pedestal wash basin and fully tiled shower enclosure. Bedroom two also overlooks the front elevation with a built-in over stairs storage cupboard with hanging rails. Bedroom three overlooks the rear garden and enjoys lovely far reaching views with a built-in storage cupboard. Bedroom four is also rear facing with views.

Outside the property is set back from the road behind a lawned front garden and double width driveway providing extensive off road parking as well as giving access to the garage. Gated access along the side of the property leads to an enclosed rear garden, which enjoys far reaching views with a raised lawn and shrub borders.

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

Property construction: Brick. **Parking:** Drive & garage. **Electricity supply:** Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas central heating – newly installed boiler
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

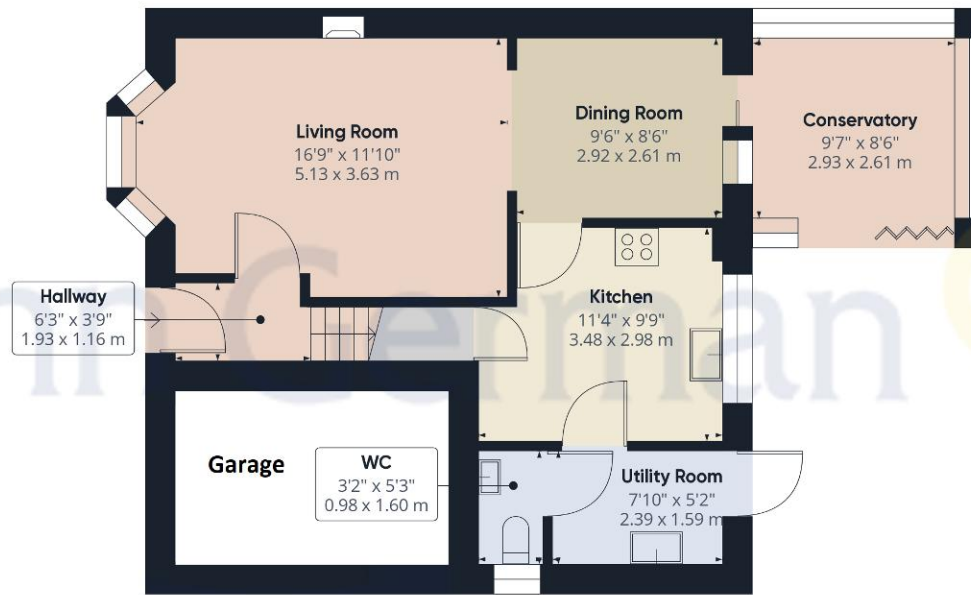
www.eaststaffsbc.gov.uk

Our Ref: JGA/11012024

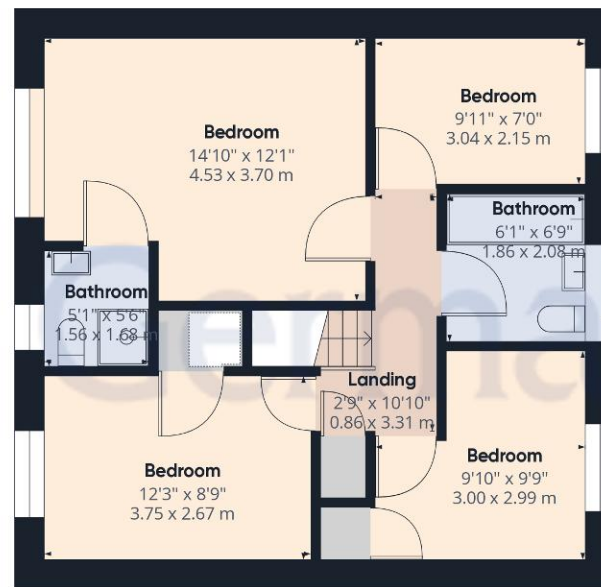
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Ground Floor



Floor 1

Approximate total area^①

1146.92 ft²

106.55 m²

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

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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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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