

# Scalpcliffe Road

Burton-on-Trent, DE15 9AB

John   
German





# Scalpcliffe Road

Burton-on-Trent, , DE15 9AB

£335,000

A superb character Edwardian semi detached in a highly regarded location, offering a spacious and versatile family home. Handy for schools for all ages. With highlights including three reception rooms, an amazing open plan refitted dining kitchen and long, lovely established gardens. No upward chain.



Situated in a sought after address, popular for its character properties is this impressive Edwardian semi detached home. Offering a superb blend of character living with a modernised interior comfortable to live in, in an excellent location with schools for all ages close by, together with being just a few minutes drive away from Burton-on-Trent town centre, close to popular pubs and with the advantage of no upward chain.

Set behind a block paved driveway with steps rising up to a pretty, established front garden, a front entrance door opens into the porch which in turn leads through to a stunning character hallway with period style tiled floor, staircase rising off to the first floor and doors leading off.

The ground floor features three reception rooms allowing plenty of flexibility, perfect for a family. To the right the first reception room offers a lovely light and spacious lounge with fire surround providing the focal point and deep bay window framing views to front.

The second reception room offers an ideal work from home space/family room or teenagers TV room with window, and the third reception room has French doors to side together with fitted storage and a skylight pouring in plenty of natural light. This would make an ideal dining room.

The highlight of the ground floor is the superb open plan extended and refitted dining kitchen with skylights, and views over the rear gardens, along with French doors opening out to the rear. There is a tiled floor through and plenty of space for a dining table and sofas making this a perfect space for the family to get together or for entertaining. Fitted out with a range of base and eye level units with work surfaces over, with a gas hob, double oven, extractor hood, space for further appliances, ceramic sink and drainer and door leading through to a guest WC with close coupled WC and wash hand basin.

The first floor landing has a second staircase leading off to a loft style fourth bedroom. On the first floor there are three bedrooms, the first of which is a large master bedroom with two front facing windows and fitted wardrobes providing useful storage. The second bedroom offers a generous double with fitted storage and window framing views to rear. The rear portion of the landing leads to a good size single bedroom with side facing window, again with fitted storage, and a well appointed family bathroom with modern white suite comprising panelled bath, shower cubicle, WC, wash basin and chrome towel radiator.

There is a generously sized loft style bedroom with dormer window, with the stairwell also having a hatch leading to useful loft space.

The property also has the benefit of established rear gardens, beginning with a lovely paved terrace ideal for outside dining. There is an outhouse providing useful storage. The garden itself features shaped lawns with well established colourful borders rising up to a summer house with power and light, and greenhouse plus two sheds with a vegetable patch at the top of the garden. There is a side entrance via a gate.

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

**Property construction:** Standard **Parking:** Driveway

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA23072024







Ground Floor



Floor 1



Floor 2

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

1569.81 ft<sup>2</sup>


145.84 m<sup>2</sup>

**Reduced headroom**

10.33 ft<sup>2</sup>

0.96 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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