

# Main Street

Stapenhill, Burton-on-Trent, DE15 9AP

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£450,000

John German is delighted to present this stunning three-bedroom detached cottage situated in the heart of Stapenhill. Offering a perfect blend of character, charm, and modern comfort, this beautifully finished home provides versatile living spaces and an impressive standard throughout.

Welcome to Main Street, where we can offer for sale this wonderful, detached cottage which is packed with character and charm throughout. A property where rich history and craftsmanship meets contemporary design and the ideals of modern day living.

Located in the heart of Stapenhill, this property offers a peaceful residential setting while being conveniently close to local amenities. Stapenhill provides a mix of local shops, schools, and parks, making it ideal for families. Schools in the area include The Violet Way Academy, Blessed Robert Sutton Catholic Voluntary Academy, Paulet High School, Burton and South Derbyshire College and many more. For commuters, the area benefits from excellent transport links, with easy access to nearby Burton upon Trent and the A38, connecting to Derby and Birmingham. Nearby countryside and green spaces provide opportunities for outdoor activities, offering a balance between town and nature.

As you approach the property, the property is on the right off the long driveway. Boasting driveway space for multiple vehicles. To the front the property has a useful store room.

As you step into the home, you immediately feel the character and charm which the cottage brings. The main entry takes you straight into the extended part of the kitchen, which is used as a dining space, with bi fold doors looking out onto a courtyard space and a skylight, which floods the room with natural light. The main Kitchen has been sympathetically finished by the current sellers, featuring wooden base units with quartz worktops above, double Belfast sink, integrated dishwasher, AGA range cooker, space for fridge freezer and access to utility room. The utility / pantry space is a convenient space which has plumbing for washing machine. Off the kitchen, the home also enjoys a comfortable snug. A perfect space to relax, this space alternatively would make an excellent playroom, reading nook or study.

This home then enjoys two further reception rooms, one which is adjacent to the kitchen and enjoys an inglenook fireplace and patio doors to the rear garden. Off this living room, the home has useful storage cupboards and a cloakroom which leads onto the downstairs w/c. The w/c has a high level flush and a wash hand basin. The other reception room is then accessed via an inner hallway and once again features an inglenook fireplace with log burner and dual aspect windows.

To the first floor landing, the cottage features three double sized bedrooms, all of which can fit a double bed and bedroom furniture. The master bedroom benefits from a modern fitted en suite shower room, including walk in shower, wash hand basin and w/c. The other two bedrooms then share a contemporary family bathroom. The bathroom showcases a freestanding bath with mixer taps and shower, w/c, wash hand basin and walk in shower.

The rear garden at Main Street is a delightful space with a mix of mature trees, well-kept lawns, and colourful flower beds. The property enjoys from not being overlooked by any neighbouring properties making it a very private and serene space to relax and entertain. To finish, the garden features a sheltered space which is a great space for outdoor furniture, with the space being sheltered, the garden space can be used all year long.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable

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:** JGA22112024



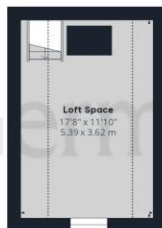




Ground Floor



Floor 1



Floor 2

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

2242.01 ft<sup>2</sup>

208.29 m<sup>2</sup>

**Reduced headroom**

69.53 ft<sup>2</sup>

6.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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