

Alder Grove

Stapenhill, Burton-on-Trent, DE15 9QR

John German





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£350,000

Standing on a huge 0.302 acre plot offering tremendous potential (subject to planning) is this lovely extended detached with three garages in an established location, well presented with a spacious ground floor layout having an impressive open plan/kitchen/diner, lounge, conservatory, guest WC, three bedrooms and a bathroom.

Standing on an amazing garden plot of approximately 0.302 acres this property boasts a wealth of potential (subject to planning).

Set in a lovely cul de sac in an established location, last on the market as a new home in 1975 this is a rare opportunity to buy this home. The current owner bought additional land so the house now enjoys a significant plot with a wide gated side access that gives access through to the rear where there are two further detached garages that have the benefit of power, and beautiful mature gardens.

The house is beautifully presented with a welcoming entrance hall and doors leading off. To the right is a lovely lounge with a fireplace and two windows framing views to front. Across the hall is a handy cloak/store room with coat hooks, door to a modern guest wc and a handy internal door which opens into the garage.

The rear of the house has been extended creating a superb open plan kitchen/dining/living room with garden views. There is plenty of space for a large dining table and a superb, fitted kitchen with lots of storage, having an extensive range of fitted units with integral appliances including oven, induction hob, fridge/freezer and a dishwasher. A door opens out to gardens and off the dining area is a large conservatory offering extra space to relax.

To the first floor where there are three bedrooms, two doubles and a single, plenty of built in storage and a lovely modern bathroom with bath with a shower and shower screen.

Outside, the rear gardens offer an abundance of outdoor space. The attached garage and two detached single garages would be perfect for a car enthusiast, and the gardens are wonderful and established with mature trees, shrubs and borders plus a paved/gravelled terrace ideal for outside dining.

The house and additional land are on two titles, the house is not on the land registry but the additional land is.

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 & Garages

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 C

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

Our Ref: JGA04032026

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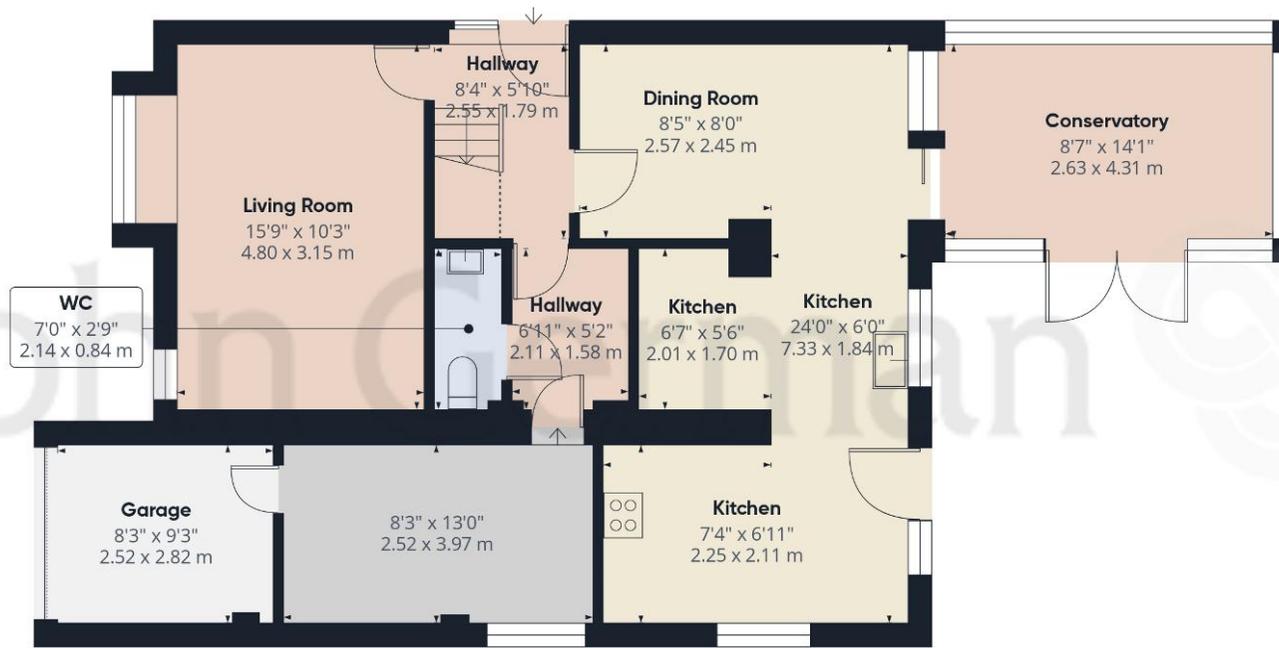
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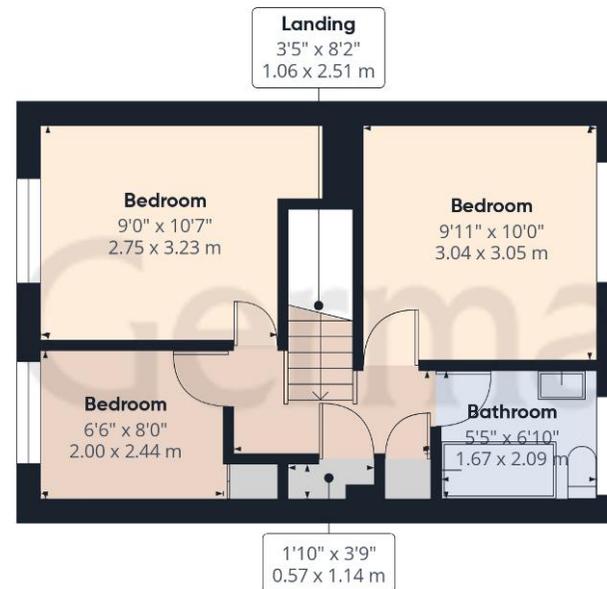


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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1237 ft²

115 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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