

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 42 Stapenhill Road

Stapenhill, Burton Upon Trent, Staffordshire DE15 9AE



**A wonderfully refurbished and spacious four bedroom Victorian family residence sold with the benefit of NO UPWARD CHAIN and offering parking, a superb COACH HOUSE and oozing period charm throughout.**

**Price £269,950**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720**

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## GENERAL INFORMATION

### THE PROPERTY

This truly beautiful property has undergone extensive and sympathetic refurbishment throughout with new windows, complete new central heating system including new boiler, full part p certified re-wire including new fuse board, complete re-roof, and new kitchen and bathrooms. Its current owners have been able to preserve some of its lovely original features including the moulded cornice, retaining a period feel throughout with the added modern comforts for today's family needs. This superb Victorian residence is for sale with the benefit of no upward chain.

The house itself offers light and spacious accommodation over two floors with an entrance hallway leading to two excellent sized reception rooms. An inner lobby with a door to the side leads to a spacious and superbly fitted breakfast kitchen with a Range style cooker and oak worktops. There is a utility/cloakroom off and a picture door to the rear. To the first floor are four lovely bedrooms, the master having an en-suite shower room. There is a modern period style family bathroom.

Outside, to the front is vehicular parking and large timber gates lead through to a shared drive with further parking for several vehicles available as well as a large brick garage, once the original coach house with an internal staircase leading to a first floor space that with the necessary permissions could create a great home office, hobbies room or teenage den. There is a lawn (this is still to be laid but will be done prior to completion) and a gravelled patio area.

### LOCATION

The property is situated in a most convenient location and yet offers lovely riverside and washland walks close by. Its location allows for great access either by foot or car into the town centre of Burton upon Trent, with its shops and leisure

facilities. There is a popular public inn a short walk away and lovely walks towards the water tower. There is good schooling for all ages, rowing club, scouts and sea cadets all close by.

### ACCOMMODATION

#### **OPEN PORCH**

With tiled floor. Entrance door opening into:

#### **RECEPTION HALLWAY 1.01m x 3.67m (3'4" x 12'0")**

Having moulded cornice to ceiling, attractive period style flooring, radiator, stairs to first floor landing and door to:

#### **RECEPTION ROOM ONE 4.49m max into bay x 3.61m into chimney breast (14'9" max into bay x 11'10" into chimney breast)**

A lovely light and airy room with moulded cornice to ceiling, picture rail, ceiling rose, radiator and walk-in bay window.

#### **RECEPTION ROOM TWO 3.76m x 3.73m into chimney breast (12'4" x 12'3" into chimney breast)**

Having picture rail, moulded cornice to ceiling, ceiling rose, radiator and window to rear aspect. Door to:

#### **REAR HALLWAY 1.34m x 2.99m (4'5" x 9'10")**

Having a side entrance door. Wood effect flooring, radiator, ceiling light point and useful under stairs storage cupboard. Door to:

#### **SUPERBLY APPOINTED BREAKFAST KITCHEN 2.95m x 6.05m (9'8" x 19'10")**

A superb space fitted with a good range of shaker style cupboards and drawers with attractive chrome handles. Oak worktops are inset with a sink and side drainer unit with mixer tap over. A Bosch five ring gas Range style cooker incorporated within an attractive black glass and chrome extractor hood with attractive tiled surrounds. Further integrated appliances include a dishwasher and space for several further appliances. There is attractive flooring, a



breakfast bar which would easily seat 4 with attractive overhead light over. Radiator, two ceiling light points and two windows to side aspect. An opening leads to:

#### **REAR LOBBY**

With a full glazed door to rear garden and further door to:

#### **UTILITY/ CLOAKROOM 1.79m x 2.19m (5'10" x 7'2")**

Fitted with a range of base cupboards with oak worktops over which are inset with a stainless steel sink and side drainer with mixer tap over. The newly installed combination boiler is also housed here. Low level w.c., radiator, Velux light, window to side aspect and attractive tiled surrounds.

#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

With attractive balustrade, useful storage cupboard, loft access point, radiator and doors leading off.

##### **BEDROOM ONE 3.76m x 3.91m (12'4" x 12'10")**

Having two windows to front aspect, radiator, ceiling light point, built-in double wardrobe with hanging space and shelving. Door to:

##### **EN-SUITE SHOWER ROOM 0.76m x 2.89m (2'6" x 9'6")**

Fitted with a shower enclosure with mains-fed shower, wall mounted wash hand basin with tiled surrounds and Saniflo w.c. Chrome heated towel rail, attractive period style flooring and recess ceiling down-lights with extractor fan.

##### **BEDROOM TWO 2.96m x 3.78m (9'9" x 12'5")**

Having window to rear aspect, radiator and ceiling light point.

##### **BEDROOM THREE 2.97m x 2.7m (9'9" x 8'10")**

Having window to rear aspect, radiator and ceiling light point.

##### **BEDROOM FOUR/ STUDY/ NURSERY 1.98m x 2.42m (6'6" x 7'11")**

Having window to side aspect, radiator and ceiling light point.

#### **SUPERBLY APPOINTED PERIOD STYLE BATHROOM 1.98m x 2.03m (6'6" x 6'8")**

Featuring a panelled bath with period style taps and a separate shower over with glazed side screen, w.c., pedestal wash hand basin. Attractive wall panelling, tiled surrounds, window to side aspect, chrome heated towel rail and recess ceiling down-lights.

#### **OUTSIDE AND GARDENS**

The property sits back off Stapenhill Road behind a tarmac driveway providing parking for several vehicles. Double timber gates lead to a further shared driveway in tarmac allowing ample space for further parking and in turn leading to a substantial brick built garage which was originally the coach house.

#### **GARAGE 6.1m x 4.39m (20'0" x 14'5")**

Having two timber doors, power, light and staircase leading to:

#### **FIRST FLOOR STORAGE AREA 6.15m x 4.38m (20'2" x 14'4")**

This area perhaps (subject to the relevant planning permissions and building regulations) could be converted into a home office. Having Velux window and three further windows. Lighting.

To the rear there is a gravelled patio area and an area which will be laid to lawn by the current vendors prior to completion.

#### **COUNCIL TAX BAND**

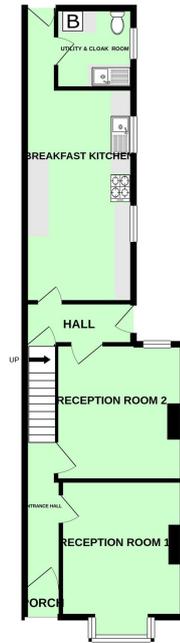
East Staffordshire Borough Council - Band B

#### **TENURE**

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW May 2020)/DRAFT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	80

**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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