



114 Shobnall Road
Burton Upon Trent
Staffordshire
DE14 2BB

Price
£599,950

-
- JOHN TAYLOR HIGH SCHOOL & SHOBNALL PRIMARY SCHOOL CATCHMENT
 - Many period features throughout
 - Spacious accommodation
 - Three reception rooms
 - Cellar
 - Six bedrooms arranged over two floors
 - Four bath/shower rooms
 - Walled garden
 - Ample off road parking
 - Large garage with gym/home office to rear

SCARGILL
MANN & CO

EST. 1995

A handsome period property offering most spacious accommodation arranged over three floors, with wonderful period features that include fabulous stained-glass windows, original cornice, and solid oak entrance doors. An inspection of the property will reveal a vestibule opening into a large reception hall with a beautiful staircase rising to the first and second floors. There are two large reception rooms with tri-fold doors allowing the rooms to be opened into one huge space. The front reception has a multi-fuel stove and a large, mullioned bay window. The rear reception room has sliding patio door out to the garden. There is a good size study, guest cloakroom, a large dining kitchen, utility room, and stairs leading to a cellar.

At the first floor are four double bedrooms, two with en-suites plus a large family bathroom with sunken bath and separate shower enclosure. To the second floor are two further bedrooms and a shower room.

Outside to the front is a small fore-garden and a drive that extends all the way down the side of the property and opening at the rear to provide additional parking and leading to an excellent single detached garage. There is a further independent room to the rear of the garage suitable as a gym or home office. The rear garden has a walled boundary with a patio, lawn, trees, and an area suitable for a kitchen garden if required or children's play area.

LOCATION

Shobnall Road is a sought-after area due to its excellent school catchment area, with Shobnall Primary School and John Taylor High School. The town centre of Burton upon Trent is a short drive away, and for some, a walkable distance, where a range of everyday facilities can be found.

ACCOMMODATION

ORIGINAL DOUBLE TIMBER ENTRANCE DOORS

Provide access to:

VESTIBULE

With further door providing access to:





RECEPTION HALLWAY

3.63m x 3.84m min 6.63m max (11'10" x 12'7" min 21'9" max)

Having a beautiful original stained glass window to front aspect, tiled flooring, staircase to first floor landing, original cornice to ceiling and doors leading off.

STUDY/PLAYROOM

3.70m x 3.09m (12'1" x 10'1")

Having original cornice to ceiling, picture rail, large bay window to front aspect, radiator and ceiling light point.

DRAWING ROOM

4.4m into chimney breast recess x 4.86m (14'5" into chimney breast recess x 15'11")

Having original cornice to ceiling, picture rail, radiator, large bay window to front aspect, multi-fuel burner set on a tiled hearth. Bi-fold doors lead through to:

FAMILY ROOM/FORMAL DINING ROOM

4.38m into chimney breast recess x 5.15m (14'4" into chimney breast recess x 16'10")

With attractive oak flooring, large sliding patio door to rear garden, cornice to ceiling, picture rail, radiator and ceiling light point.

DINING KITCHEN

Incorporating:

DINING AREA

2.49m x 2.6m (8'2" x 8'6")

Having radiator, ceiling light point, sliding patio door to rear garden and wide opening leading to:

KITCHEN AREA

3.7m x 4.38m (12'1" x 14'4")

An extensive area fitted with a good range of base cupboards and drawer units with matching wall mounted cabinets over. Matching island unit. Hardwood worktops are inset with a circular sink and matching side drainer with mixer tap over. There is space for a Range style cooker with stainless steel extractor hood over. Attractive tiled surrounds and tiled flooring. Ample space for American

style fridge/freezer, plus further plumbing and appliance space for dishwasher. Radiator, window to side aspect, two ceiling light points, door to cellar and further door to:

UTILITY ROOM

3.12m x 1.71m max 2.87m min (10'2" x 5'7" max 9'4" min)

Fitted with base cupboards with hardwood worktops over inset with a Belfast sink. Plumbing and spaces for washing machine and tumble dryer. Window overlooking the rear garden, door to side patio area, cloaks cupboard with radiator and hanging space. Boiler cupboard housing the domestic hot water and central heating boiler, and tank.

GUEST CLOAKROOM

0.94m x 2.53m (3'1" x 8'3")

Fitted with a w.c. and a vanity unit housing a wash hand basin. Tiled surrounds, towel rail and obscure window to rear aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Having two eaves storage cupboards, radiator, ceiling light point, staircase to second floor, attractive window to front aspect, further window to rear aspect, and doors leading off.

MASTER BEDROOM

4.38m x 5.17m (14'4" x 16'11")

Having cornice to ceiling, picture rail, window to rear aspect, radiator, ceiling light point and door to:

EN-SUITE SHOWER ROOM

1.95m x 2.51m (6'4" x 8'2")

Fitted with a double shower cubicle with glazed screen, vanity unit with storage housing a w.c and wash hand basin. Tiled surrounds, heated towel rail and obscure window to rear aspect.

BEDROOM TWO

4.84m max x 4.4m max (15'10" max x 14'5" max)

With large bay window to front aspect, cornice to ceiling, ceiling light point, radiator and door to:

EN-SUITE SHOWER ROOM

1.75m x 1.81m (5'8" x 5'11")

Fitted with a corner tiled shower enclosure, pedestal wash hand basin with tiled surrounds, and w.c.

BEDROOM THREE

3.71m max x 3.15m max (12'2" max x 10'4" max)

With window to rear aspect, radiator, ceiling light point, cornice to ceiling, picture rail and a range of built-in wardrobes with sliding doors.

BEDROOM FOUR

3.52m x 3.71m (11'6" x 12'2")

Having cornice to ceiling, picture rail, window to front aspect, built-in wardrobes with sliding doors.

FAMILY BATHROOM

3.7m x 3.13m (12'1" x 10'3")

Fitted with a large corner shower enclosure with dual heads, vanity unit housing a wash hand basin, w.c., and a built-in bath with mixer tap and shower attachment over. Obscure window to side aspect, picture rail, ceiling light points and tiled flooring.

SECOND FLOOR ACCOMMODATION

LANDING

With eaves storage, arched feature window, doors leading off.

BEDROOM FIVE/OFFICE

2.86m x 5.22m (9'4" x 17'1")

With window to rear aspect, radiator, ceiling light point and door to loft access point.

BEDROOM SIX

3.94m x 1.79m plus 1.79m x 1.94m (12'11" x 5'10" plus 5'10" x 6'4")

T-shaped room. Having four doors leading to eaves storage areas. Radiator and ceiling light point.

ASHBOURNE

8 Market Place
Ashbourne
Derbyshire
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

DERBY

4 St James's Street
Derby
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

MATLOCK

3 Parkside
Olde English Road, Off Dale Road
Matlock
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

DERBY LETTINGS

4 St James's Street
Derby
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 03022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	