



476a Stanton Road
Burton-On-Trent
Staffordshire
DE15 9RP

Price
£380,000

- Excellent driveway
- Garage & workshop
- CCTV system
- Underfloor heating
- Stunning open plan living/dining kitchen
- Ample storage
- Three bedrooms all with en-suite facilities
- Low maintenance rear garden
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Built to a superb specification by the current owners is this stunningly presented and most spacious three bedroom detached dormer-bungalow offering underfloor heating, en-suite facilities to all bedrooms, an amazing open plan living/dining and kitchen area with tri-fold doors opening out into the rear garden. The kitchen has quartz work tops and integrated appliances along with a large Island. To the first floor is a spacious master suite with dressing area and en-suite bathroom with separate shower. The property further benefits from CCTV system and ample storage.

Outside is a long driveway which leads to a garage with workshop beyond, ample parking and a timber gate opening into the rear garden. The rear garden is low maintenance and a great space for entertaining. The paved terrace has been beautifully laid with an artificial lawn and raised shrub beds.

LOCATION

The property is conveniently located close to all amenities including supermarkets, schools, post office and river sidewalks. The town centre of Burton upon Trent is just a short drive away where further local facilities can be found. There is good access via the A444 to the M42, and A38.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

SPACIOUS RECEPTION HALL

2.21m min 4.41m max x 1.94m min 3.46m max (7'3" min 14'5" max x 6'4" min 11'4" max)

Having stairs to first floor landing, under-stairs storage cupboard, recess ceiling down-lights, attractive wood effect flooring, and doors leading off to:





GUEST CLOAKROOM

Superbly fitted with a built in w.c and vanity unit with wash hand basin inset. there are recessed ceiling down lights and wood effect flooring.

FABULOUS OPEN PLAN LIVING/DINING KITCHEN

Having a Cathedral style ceiling and incorporating:

KITCHEN/DINING AREA

5.7m x 5.37m (18'8" x 17'7")

Superbly fitted and equipped with an extensive range of base cupboards, drawer units and wall mounted cabinets. Quartz worktops are inset with dual sinks with mixer taps over. There is a fabulous island in a contrasting colour with breakfast bar which incorporates pan drawers, wine fridge and induction hob with contemporary style extractor hood above. Further integrated appliances include a Bosch oven and microwave with warming drawer below, dishwasher, fridge and freezer. There are recess ceiling down-lights, wall light points and a recessed TV point. There is ample space for dining furniture, attractive wood effect flooring, Velux windows, further window to front aspect and wide opening to:

LIVING AREA

5.38m x 3.39m (17'7" x 11'1")

With a continuation of the wood effect flooring, tri-fold doors lead out on to the rear garden, there is a window to the front aspect, recess ceiling down-lights and recess for TV.

UTILITY & BOOT ROOM

1.11m x 4.39m (3'7" x 14'4")

A great space with ample room for storage via three triple storage cupboards with shelving, utility cupboard with plumbing for washing machine and space for tumble dryer. There are recess ceiling down-lights, and door to rear aspect.

BEDROOM TWO

3.76m x 4.02m (12'4" x 13'2")

Having window to front aspect, recess ceiling down-lights, a range of built-in wardrobes providing hanging space and shelving, door to:



DRESSING ROOM/STORAGE AREA

2.6m x 1.25m to door fronts (8'6" x 4'1" to door fronts)

Having triple wardrobe providing hanging space and shelving. Two further double storage cupboards, one of which is the utility storage cupboard where the under-floor heating controls are housed. The other houses the domestic hot water and central heating boiler. Obscure window to side aspect and door to:

EN-SUITE SHOWER ROOM

2.46m x 1.35m (8'0" x 4'5")

Beautifully fitted with a built-in w.c. with storage cupboard, vanity unit housing a wash hand basin with mixer taps, large walk-in shower cubicle with glazed screen and dual-head shower. There are recess ceiling down-lights, chrome heated towel rail, attractive tiled surrounds and tiled flooring.

BEDROOM THREE

3.29m x 3.57m (10'9" x 11'8")

With window to side aspect, recess ceiling down-lights, a range of built-in storage cupboards providing hanging space and shelving, door to:

EN-SUITE SHOWER ROOM

1.53m x 2.0m (5'0" x 6'6")

Fitted with a built-in w.c., vanity unit with wash hand basin inset and mixer taps over, large walk-in shower with glazed screen and dual-head shower. There are attractive tiled surrounds, tiled flooring, Velux window and recess ceiling down-lights.

FIRST FLOOR ACCOMMODATION

LANDING

With fabulous oak and glass balustrades, Velux window, recess ceiling down-lights and door to:

MASTER BEDROOM

4.33m x 4.24m (14'2" x 13'10")

Having two Velux windows, recess ceiling down-lights and door to:

DRESSING AREA

Having a range of built-in wardrobes providing hanging space and shelving. Door to:



EN-SUITE BATHROOM

2.93m x 2.59m (9'7" x 8'5")

Beautifully fitted with a large walk-in shower with waterfall head and hand-held showers, bath with contemporary style mixer taps/shower attachment over, built-in w.c., and vanity unit with wash hand basin inset. There are recess ceiling down-lights, attractive tiled surrounds and flooring, Velux window.

WALK-IN WARDROBE

1.27m x 2.12m (4'1" x 6'11")

Having recess ceiling down-lights and CCTV storage point.

OUTSIDE AND GARDENS

The garden is a great low maintenance area ideal for entertaining which is fully enclosed with a large and beautifully laid paved terrace, artificial lawn and raised borders with shrub planting. There is a pedestrian door into the garage and workshop, and a gate to the front.

GARAGE & WORKSHOP

With power and light, along with personal access doors opening into the rear garden.

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.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band F

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW July 2022)/A

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

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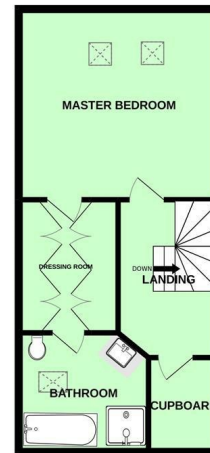
DERBY LETTINGS

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GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	