

SCARGILL  
MANN & CO

EST. 1995



75 Stanton Road

, Burton-On-Trent, DE15 9RS

**Price £325,000**





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## GENERAL INFORMATION

### THE PROPERTY

We are delighted to offer, this impressive detached bungalow, which offers a perfect blend of comfort and convenience.

As you approach the bungalow, you will notice its elevated position above the road. The inclined driveway leads to ample off-road parking, complemented by a garage/workshop, perfect for those who enjoy DIY projects or require extra storage space.

Inside, the accommodation is gas centrally heated and features a hallway, an inviting lounge, perfect for relaxation. The heart of the home is undoubtedly the family living dining kitchen. It showcases quartz countertops and an island. The bungalow also comprises three well-proportioned bedrooms. The modern bathroom is thoughtfully designed, featuring a separate shower for added convenience and feature brickwork.

The outdoor space is equally appealing, with a relatively flat garden to the rear. Step outside onto the large, decked terrace, perfect for alfresco dining or simply enjoying the sunshine. A few steps lead up to a well-maintained lawn.

### LOCATION

This delightful bungalow is situated in a popular area, close to schools for all ages and local convenience stores, making it an ideal choice for families. There is a co-op post office and pharmacy along with a doctors surgery.

There ample walks along the River Trent and surrounding areas.

### ACCOMMODATION

Entrance door opening into the Hall

#### HALL

14'6"ax 5'7" in x 10'4"ax 3'4" (4.42max 1.71min x 3.17max 1.02m)

Having period styling flooring and all doors leading off

#### LOUNGE

12'0" x 12'4" (3.66m x 3.76m )

(First measurement is into the chimney breast second measurement excludes the bay window )With a bay window to the front aspect, painted fire surround and wood effect flooring and picture rail

#### OPEN PLAN LONGE DINING AND KITCHEN AREA

22'7" max 9'10" in x 20'1" max 10'5" in (6.90m max 3.00min x 6.13m max 3.18min)

This superb space is equipped with a modern, fitted kitchen featuring quartz worktops, an island with a gas hob inset, and a range of full cabinets with space for an American-style fridge-freezer. Integrated appliances include a Neff double oven and a Neff dishwasher.. This

lovely space offers ample space for a sofa and chairs, along with a dining table. Bi-fold doors provide access to the garden, while a window gives views over the decked terrace and lawn.

#### BEDBROOM ONE

11'5" x 14'10" into bay (3.48m x 4.53m into bay)

Having a bay window to the front aspect with shaped radiator, and is fitted with a range of built in wardrobes and dressing table unit

#### BEDROOM TWO

11'10" x 11'3" (3.63m x 3.44m )

(THE FINAL MEASUREMENT IS TO THE BACK OF THE WARDROBE) having a Velux window, wood effect flooring and being fitted with a range of built-in wardrobes and a dressing table unit

#### BEDROOM THREE

12'0" x 9'10" into bay (3.68m x 3.01m into bay)

With a bay window to the side aspect, shelving units, and ceiling light point

#### BATHROOM

6'7" x 8'11" (2.02m x 2.74m)

Having exposed brickwork with tiled splashbacks and being fitted with a slipper bath (not full size), a walk-in shower with dual heads, w.c. and hand wash basin. There is a window to the side aspect and built in storage cupboard

#### OUTSIDE

To the front is a parking area with a raised front lawn with herbaceous borders a drive leads down the side of the property to a garge and a gate gives access into the rear garden

The rear garden has a large decked terrace with two steps leading onto the lawn, providing ample space for entertaining.

#### AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
<https://www.openreach.com/>

Tel: 01283548194

## CONDITION 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.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## CURRENT UTILITY SUPPLIERS

Gas - Mains

Electric - Mains

Water - Mains

Sewage - Mains

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

## TENURE

FREEHOLD - 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 (ACB/JLW 10/2025)  
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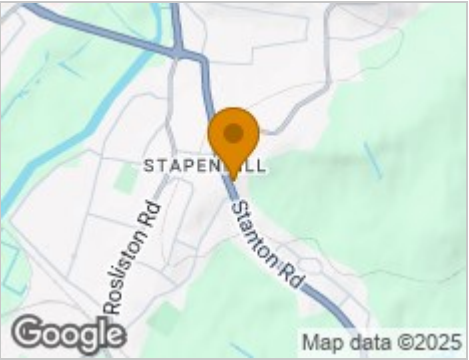
Road Map



Hybrid Map



Terrain Map



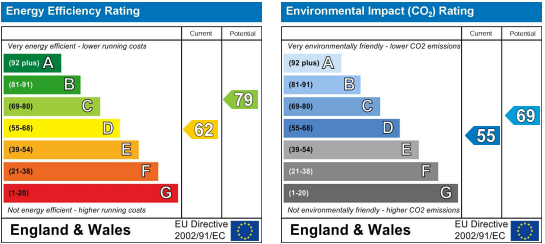
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.