

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 2 Scalpcliffe Grange, Off Scalpcliffe Road Stapenhill, Burton Upon Trent, Staffordshire DE15 9LN



**A most impressive and beautifully presented four-bedroom detached residence situated in this quiet cul de sac within this sought-after location close to Burton upon Trent's town centre.**

- Beautifully presented detached home • Quiet cul de sac location
- Entrance hall and guest cloakroom • Impressive family dining kitchen with utility room off • Superb lounge
  - Master bedroom with en-suite shower room • Three further bedrooms and family bathroom
  - Lovely landscaped gardens • Driveway and garage
- **VIEWING ESSENTIAL** •

**Price £325,000**



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## GENERAL INFORMATION

### THE PROPERTY

A most impressive and appealing four-bedroom detached residence situated in this quiet, private cul de sac location just off the popular Scalpcliffe Road. The beautifully presented accommodation has a light and spacious hallway with stairs off to the first floor and door to a guest cloakroom. A lounge with a contemporary feature fire and walk-in bay window. An impressive kitchen with beautiful quartz worktop and island with breakfast bar. There is ample space for a sofa and dining room table, all enhanced by bi-fold doors opening out into the garden. A further door opens into a good size utility with lots of storage. At the first floor is a spacious landing giving access to the four good size bedrooms, the master having a superbly appointed en-suite and there is a separate family bathroom.

Outside, to the front, a lawn is flanked to one side by a paved path leading to the entrance door. The tarmac drive extends down the side of the property leading to a detached garage and a side gate leads to the fully enclosed and relatively private landscaped rear garden.

### LOCATION

Scalpcliffe Grange is situated off Scalpcliffe Road offering good access back into Burton upon Trent's town centre by car or via lovely riverside walks should one choose to walk. There are local public inns, schools for all ages and good access via the A38/M42 for those requiring travel to the further commercial centres of Derby,

Nottingham, Leicester, Lichfield and Birmingham.

## ACCOMMODATION

### **FRONT ENTRANCE DOOR**

Provides access to:

### **HALLWAY 2.4m max x 5.39m (7'10" max x 17'8")**

Having stairs to first floor landing, attractive tiled flooring, recess ceiling down-lights, door to cloakroom, door to boot/storage area and further door to:

### **SUPERBLY APPOINTED LOUNGE 3.33m x 5.06m (10'11" x 16'7")**

With wood effect flooring, large walk-in bay window to front aspect, ceiling light points and radiator. The focal point of the room is a beautiful, contemporary style electric fire with living flame effect.

### **STUNNING LIVING/DINING KITCHEN 4.46m x 5.89m (14'8" x 19'4")**

Superbly fitted with a range of high-gloss base units with matching wall mounted cabinets over, larder units and matching island incorporating drawers. Quartz worktops are inset with a four ring electric induction hob with contemporary style extractor over, plus a one and a quarter stainless steel sink with mixer tap over. Further integrated appliances include twin ovens, fridge, freezer and dishwasher. Recess ceiling down-lights, ceiling light point, bi-fold doors leading out onto the rear garden. Attractive tiled flooring, radiators and door to:

### **UTILITY ROOM 1.56m x 3.53m (5'1" x 11'7")**

Fitted with a range of high-gloss base units with



matching wall mounted cabinets over. Quartz worktops are inset with a stainless steel sink and side drainer with mixer tap over. Plumbing and space for washing machine and tumble dryer. A matching larder unit houses the Logic domestic hot water and central heating boiler. Ceiling light point, radiator and door to side.

### FIRST FLOOR ACCOMMODATION

#### **LANDING**

With attractive mood-lighting and doors leading off.

#### **MASTER BEDROOM 3.79m x 3.31m (12'5" x 10'10")**

With window to front aspect, radiator and ceiling light point. Door to:

#### **SUPERBLY APPOINTED EN-SUITE 2.28m x 1.15m (7'6" x 3'9")**

With attractive tiling to walls and flooring, large shower enclosure with glazed screens, pedestal wash hand basin and w.c. Obscure window to side aspect, recess ceiling down-lights and chrome heated towel rail.

#### **BEDROOM TWO 3.25m x 3.14m (10'8" x 10'4")**

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

#### **BEDROOM THREE 4.0m x 2.65m (13'1" x 8'8")**

With window to rear aspect, radiator and ceiling light point. This bedroom is used by the current owner as a gym and dressing area.

#### **BEDROOM FOUR 2.46m x 2.85m (8'1" x 9'4")**

With window to front aspect, radiator and ceiling light point.

### **BEAUTIFULLY APPOINTED FAMILY BATHROOM 1.94m x 2.2m (6'4" x 7'3")**

Fitted with a p-shaped bath with mixer tap and separate shower over with glazed side screen, pedestal wash hand basin and w.c. Recess ceiling down-lights, attractive tiling to walls, obscure window to rear aspect and large chrome heated towel rail.

### OUTSIDE AND GARDENS

Scalcliffe Grange is situated off Scalcliffe Road and the property sits behind a tarmac driveway providing parking for several vehicles and leads to a detached garage.

#### **DETACHED GARAGE**

Having up and over door, power and light and personal access door to the rear garden.

The rear garden is beautifully landscaped with a shaped lawn with herbaceous beds and raised borders with a range of trees and shrubs. There is a patio area with a gate leading out to the driveway.

#### 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 E

#### VIEWING

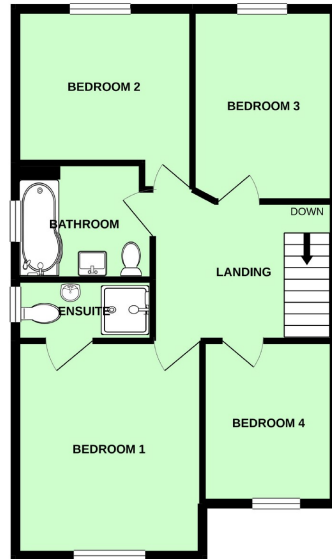
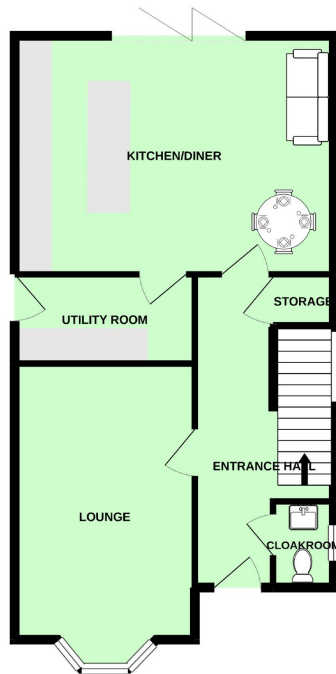
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW December 2020)/A





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, process 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			
(92-100)	A		94
(81-91)	B	85	
(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	

**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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