







**\*\*NO UPWARDS CHAIN\*\*** A Charming Victorian semi-detached home offering three bedrooms and a wealth of original features, including stepped cornices, cast iron fireplaces, windows and flooring. With three reception rooms, a well-appointed dining kitchen, utility room, cellar, gas central heating and a family bathroom with a four-piece suite, this property blends character with modern living. Outside, the home boasts a well-maintained mature garden with a large patio and lawn, enclosed by hedgerows and timber fencing, and a driveway providing ample parking. Situated in a popular residential area, close to local amenities and transport links. Viewing is highly recommended.





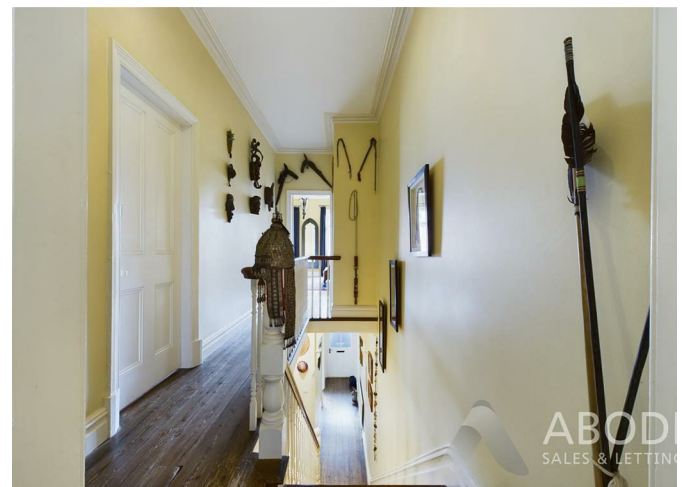
## Location

Scalpcliffe Road is located in a well-established residential area, offering a range of local amenities. The area is home to several schools, including Edge Hill Academy and Blessed Robert Sutton Catholic Academy, making it convenient for families. Local pubs provide welcoming spots for dining and socialising. Everyday shopping is catered for by nearby convenience stores, and Burton town centre is just a short drive away, offering a wider variety of shops and services, including supermarkets and high street retailers.

The property also benefits from good transport links, with Burton-on-Trent railway station located about 2 miles away, offering direct services to major cities like Birmingham and Derby. Regular bus services also operate throughout the area, connecting Stapenhill to surrounding areas. For outdoor leisure, Stapenhill Gardens and Branston Water Park are close by, offering scenic spots for walks and recreation.











## Ground Floor

Upon entering the property through a front entrance door, designed to complement the Victorian style of the home, you are greeted by a porchway with original tiled flooring which leads through a Victorian half etched-glazed doorway into the entrance hallway with stepped cornices, feature mouldings and original timber flooring. Directly ahead, stairs rise to the first floor, while to the immediate right, a door leads into the formal front reception room. This elegant space features an original cast iron open fireplace with a traditional Victorian Adam-style surround and a marble hearth, along with stepped cornices and a ceiling rose that enhance the room's period charm. The bay fronted window with feature stained glass leaded top lights, fills the room with natural light, providing ample space for sofas and living room furniture.

Continuing from the right of the hallway, the dining room is accessed, which features original French doors leading out onto the patio. This room is finished with stepped cornices, picture rail, another original Victorian cast-iron open fireplace with an Adam-style surround and slate hearth, and has plenty of space for a dining table set, making it perfect for entertaining.

To the back of the hallway, a glazed door opens into the breakfast room, currently used as a day room / study. This room showcases original quarry-tiled flooring, a ceiling rose and a recessed log burning stove. To the side of the chimney breast is a combined unit, with a bookshelf above and cupboard below, providing functional storage. An original bay side window, with partially etched glazing, provides additional light, and a door leads through to the dining kitchen.

The kitchen is fitted with a range of base and drawer units, a double stainless-steel sink with mixer tap and drainer, space and plumbing for a dishwasher, tiled flooring and has a partially vaulted ceiling. There is space for a range cooker and fridge-freezer, while full height French windows open onto the patio, which, along with the side window, allow for plenty of light. There's also room for a dining table.

From the kitchen, an opening leads to the utility room, with vaulted ceiling, offering space for a washing machine and tumble dryer, with a worktop, wall-mounted units, tiled flooring, and a side window for natural light.

Additionally, from the breakfast room, there is access to a large cellar, providing useful storage space.

## First Floor

Ascending from the entrance hallway via an elegant staircase, you reach a generously sized landing, featuring stepped cornices and a cupboard for additional storage. From here, doors lead to three well-proportioned bedrooms and the family bathroom, each room reflecting the period charm of the property.

The master bedroom is particularly spacious, with two original windows to the front elevation allowing plenty of natural light to fill the room. It features an original Victorian cast-iron fireplace with tiled hearth, original timber flooring and stepped cornices, blending period elegance with a bright, airy atmosphere.

The second bedroom overlooks the rear garden through a window at the rear elevation and includes an original Victorian cast-iron fireplace with tiled hearth picture rail and original timber flooring continuing the property's historical character. This room also houses a built-in wardrobe and an airing cupboard with newly installed gas boiler.

The third bedroom, currently used as a dressing room, has a window to the rear elevation and another charming original Victorian cast-iron fireplace with tiled hearth. This room offers flexibility and can be used as either a dressing room or a bedroom.

The family bathroom is fitted with a period four-piece suite, including a roll-top cast iron bath with individual hot and cold taps, a pedestal wash-hand basin, a WC with high-level flush and a shower cubicle with a glass enclosure and gravity fed shower. A window with opaque glass to the side elevation allows for both natural light and privacy.

## Outside

The front elevation of the property features a driveway providing convenient parking, with a pathway leading to the front entrance door. A well-maintained hedge runs alongside, accompanied by a variety of shrubs and plants, creating an inviting approach.

To the side of the property, a pathway leads to a pedestrian gate offering access to the rear garden. At the rear, there is a large patio area, ideal for seating and outdoor entertaining. Adjoining the property is an outbuilding, providing useful garden storage.

The expansive rear garden is mainly laid to lawn, enclosed by timber fencing and hedgerows for privacy. It includes a variety of mature shrubs, trees, and other planting, adding to the charm and natural beauty of the outdoor space.





















Floor -1



Floor 0

Approximate total area<sup>(1)</sup>

153.62 m<sup>2</sup>

1653.55 ft<sup>2</sup>



Floor 1

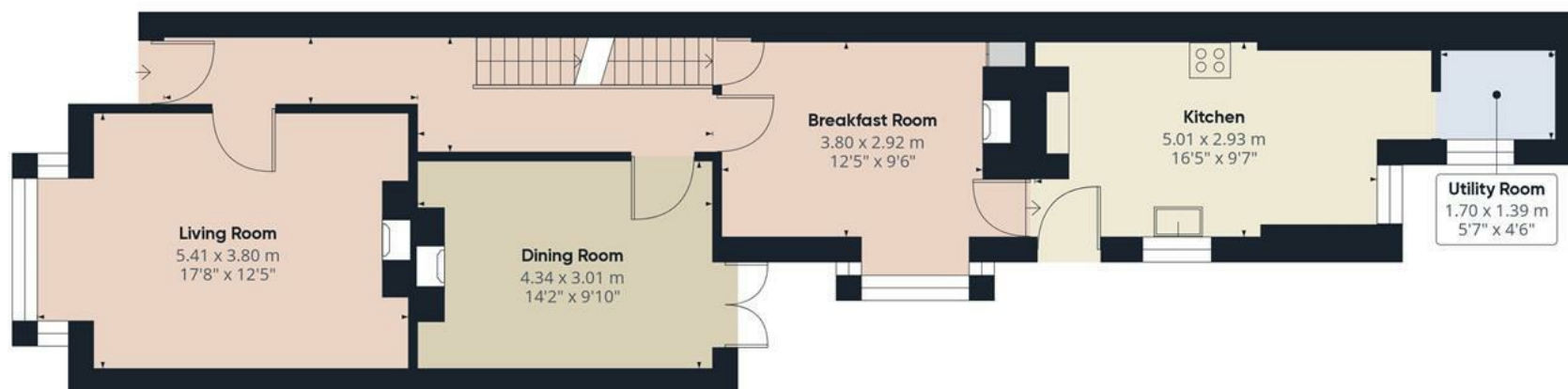
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>

69.99 m<sup>2</sup>  
753.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

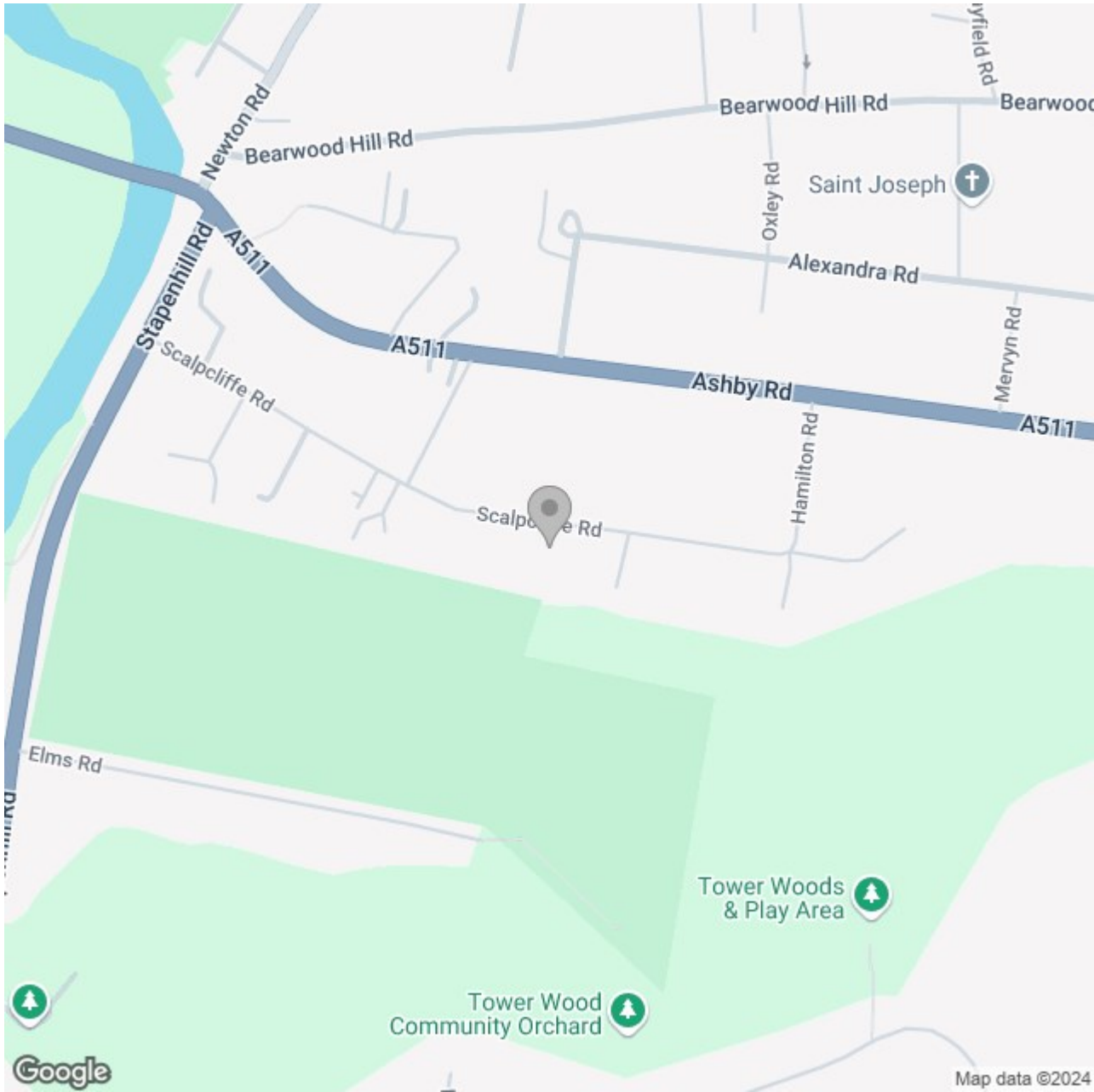
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Floor 0





## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>81</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>57</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |