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SALES & LETTINGS

Scalpcliffe Road, Stapenhill, DE15 9AB

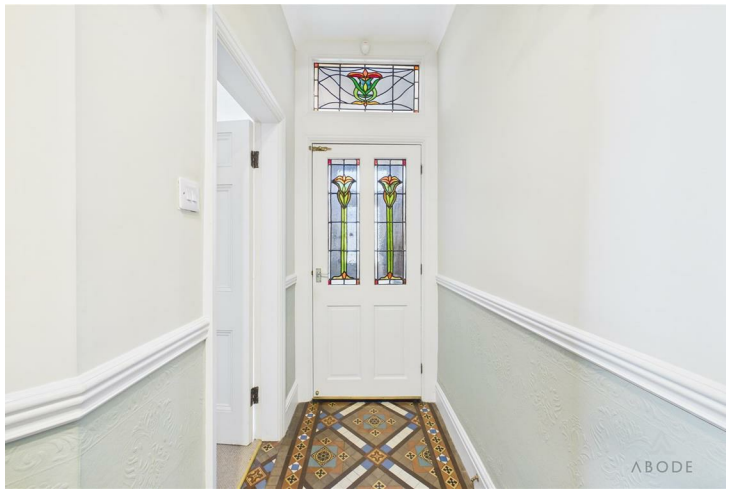
Asking Price £425,000



https://www.abodemidlands.co.uk







DETACHED HOUSE Situated in the ever-popular Scalpcliffe Road , this impressive three-bedroom detached home offers just under I500 sq ft of beautifully presented accommodation, combining period character with high-quality modern finishes throughout. From the moment you step inside, the property showcases original features, elegant proportions and a warm, inviting atmosphere, all complemented by a stunning bespoke kitchen diner and thoughtfully landscaped rear garden.

This is a home that offers both charm and practicality in equal measure.

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Accommodation

Ground Floor

The property is entered via a welcoming entrance hallway, immediately setting the tone with its Minton tiled flooring, high ceilings and traditional detailing. The character continues through the principal living spaces, where generous room proportions and bay-fronted windows create light-filled, comfortable areas ideal for both everyday living and entertaining.

To the front of the property, the dining room enjoys a bay window and feature fireplace, while the main living room offers further period charm with built-in shelving and a striking fireplace, forming a true focal point of the room. A secondary living area provides additional flexibility — perfect as a snug, reading room or family space.

To the rear sits the heart of the home — a superb bespoke kitchen diner. Thoughtfully designed with a central island, extensive work surfaces, quality cabinetry and integrated appliances, the space flows effortlessly into a relaxed seating area, making it ideal for modern family life and entertaining guests.

The ground floor also benefits from a separate laundry room and a conveniently positioned WC, adding further practicality.

First Floor

The first floor continues to impress with three well-proportioned bedrooms and a spacious landing that retains the home's character features.

The third bedroom is a generous double room complemented by a contemporary en-suite shower room, finished to a high standard with modern fittings. Bedroom two is another excellent-sized double, while bedroom three offers versatility.

The family bathroom is beautifully appointed, featuring a modern suite with shower, stylish tiling and quality fixtures, perfectly blending modern comfort with the home's traditional feel.

Outside

Externally, the property benefits from off-street parking to the front, providing convenience.

To the rear, the landscaped garden has been thoughtfully designed for low maintenance while remaining visually attractive and highly usable. Tiered patio areas, decorative gravel borders, raised planting beds and artificial lawn combine to create a private and inviting outdoor space ideal for relaxing or entertaining.

A standout feature is the detached garden room, currently utilised as a home office/garden retreat, offering a superb additional space that could suit a variety of needs including workspace, studio or hobby room.

Location

Stapenhill is a regarded residential area offering a range of local amenities including shops, schools and parks, as well as excellent transport links into Burton-on-Trent and beyond. The area is well positioned for commuters, with convenient access to the A38 connecting to Derby, Lichfield and the wider Midlands motorway network.














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AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

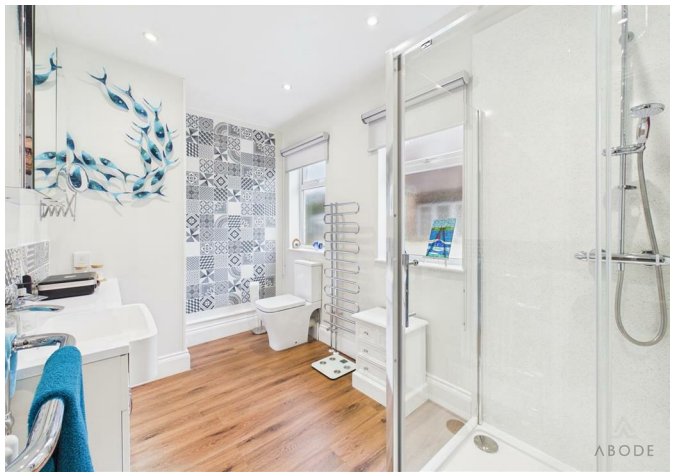
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.














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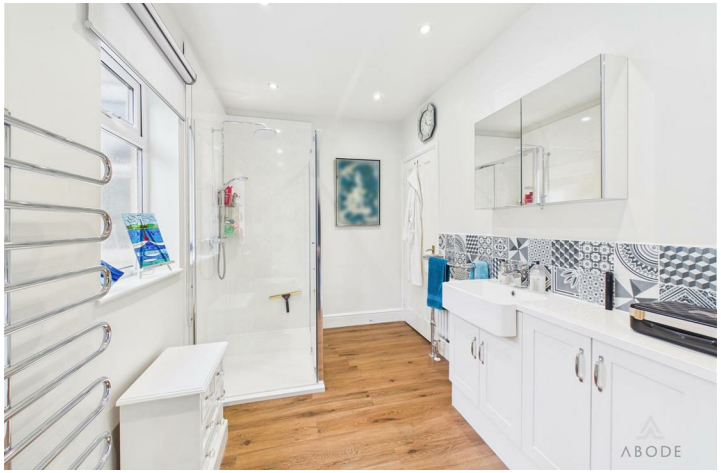


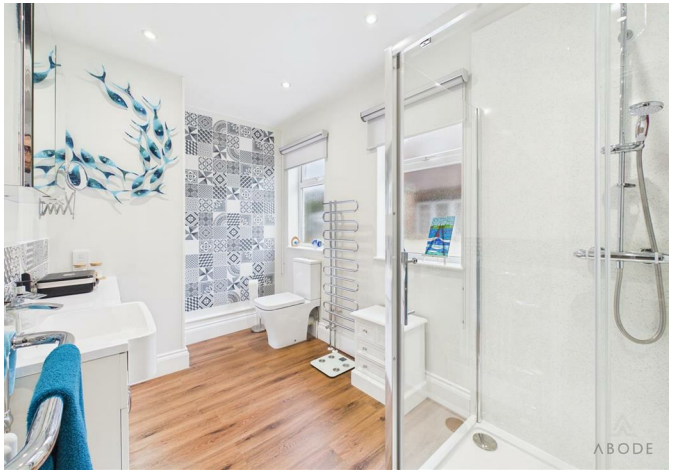

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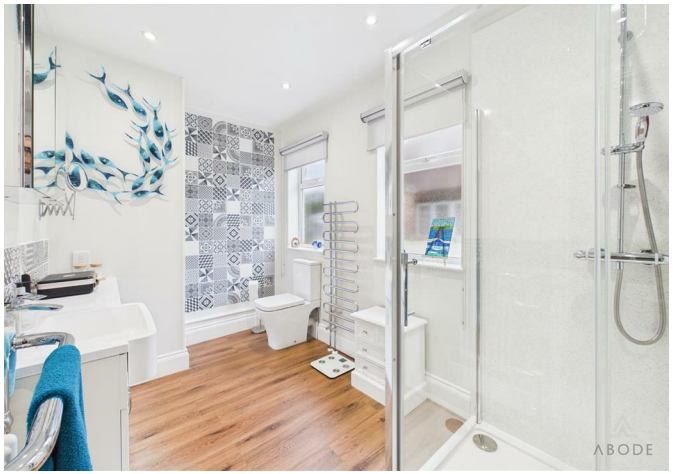

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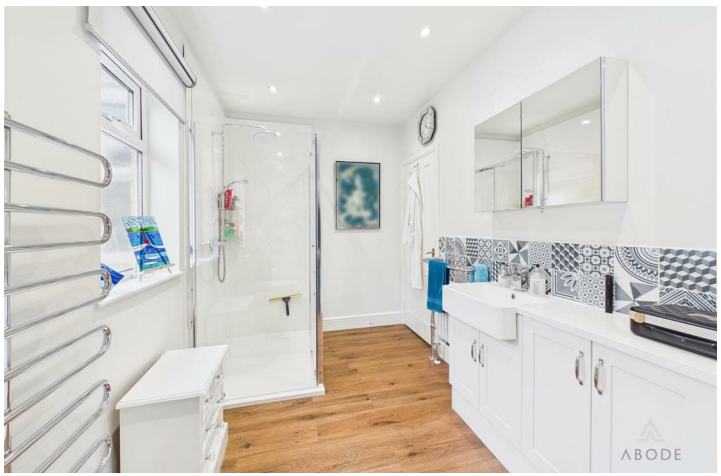

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Approximate total area(1)

139.3 m²

1499 ft²

Reduced headroom

1.8 m²

19 ft²

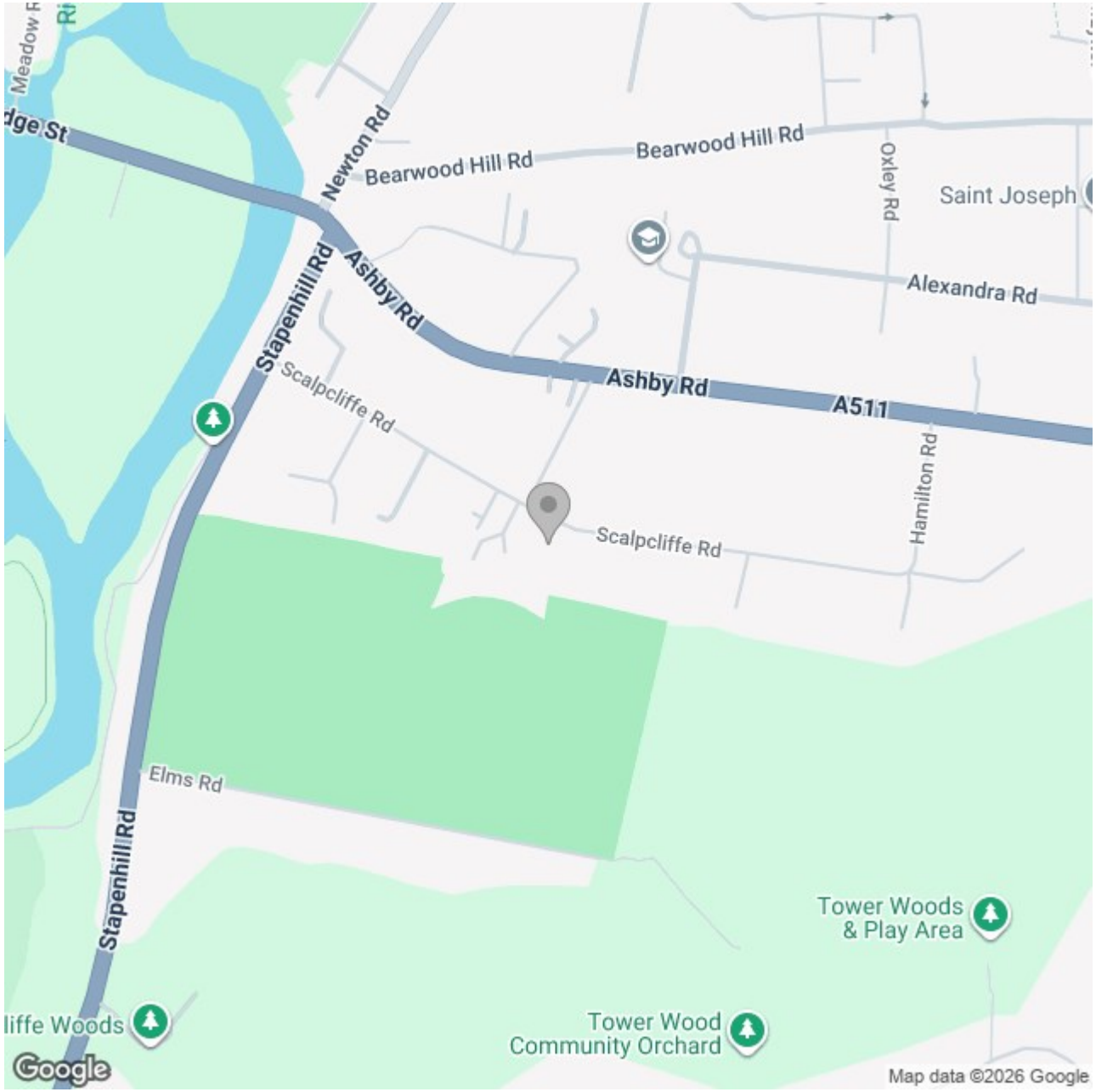
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

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.