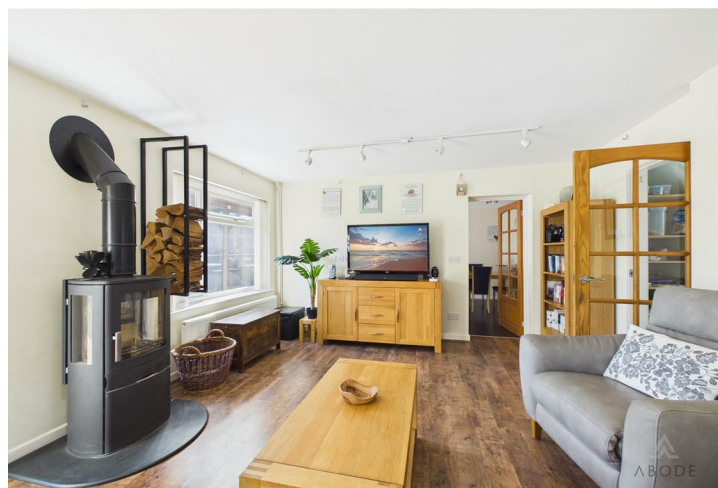






An immaculately presented four-bedroom detached family home, offering generous and versatile accommodation together with a superb landscaped rear garden and substantial detached workshop/home office.

Set along a quiet residential street in Stapenhill, the property has been extended over two storeys to create an impressive amount of living space, including two reception rooms, a separate utility, ground floor WC and an excellent master bedroom suite. Outside, the garden has been designed for relatively low maintenance and incorporates a large purpose-built workshop/home office with power, lighting and air conditioning.



Accommodation

Ground Floor

The entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor and useful under stairs storage.

To the front is a fitted kitchen featuring a range of wall and base units, work surfaces, inset sink, electric hob and oven, together with space for additional appliances. A side entrance door provides convenient access outside.

The main lounge is positioned to the rear and provides an inviting family living space, centred around a freestanding DEFRA-approved log burner with slate hearth. A rear window and sliding patio doors allow plenty of natural light and provide direct access to the garden.

A particularly generous second reception room forms part of the extension and offers excellent flexibility as a sitting room, family room or additional entertaining space, with French doors opening onto the rear garden.

The ground floor is completed by a separate utility room with additional storage, sink and space for laundry appliances, together with a guest WC.

First Floor

The first-floor landing leads to four bedrooms and the family bathroom, with a built-in cupboard housing the Worcester Bosch combination boiler and access to the loft.

The master bedroom forms part of the extension and benefits from windows to both the rear and side, together with an impressive en-suite bathroom. The en-suite includes a freestanding bath, large



walk-in shower with waterfall fitting, vanity wash basin, WC, heated towel radiator and contemporary wall finishes. Bedroom two is another well-presented double bedroom and includes fitted wardrobes, drawers and a built-in dressing area.

There are two further bedrooms, one of which benefits from useful built-in storage.

The family bathroom is fitted with a bath and shower over, vanity wash basin, WC and heated towel radiator.

Outside







The rear garden has been thoughtfully landscaped to create a practical and attractive outdoor space, incorporating a raised seating area, artificial lawn and dedicated log storage.

A standout feature is the substantial detached workshop/garden room/home office positioned within the garden. Purpose built and highly versatile, it benefits from full power and lighting, its own consumer unit, air conditioning, media connections, multiple windows and patio doors. This provides an excellent space for those working from home, hobby use, a gym or additional recreational accommodation.



Location

Stapenhill offers a convenient range of everyday amenities including local shops, schools and transport links, with Burton upon Trent town centre also within easy reach.

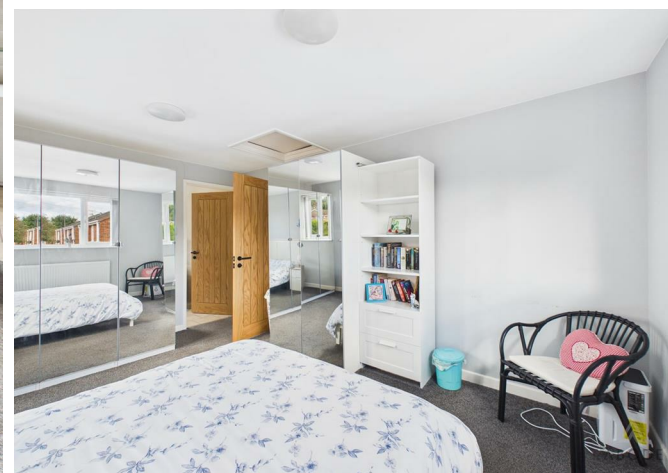
The area provides good road connections towards neighbouring towns and villages, making the property well placed for both local travel and commuting.

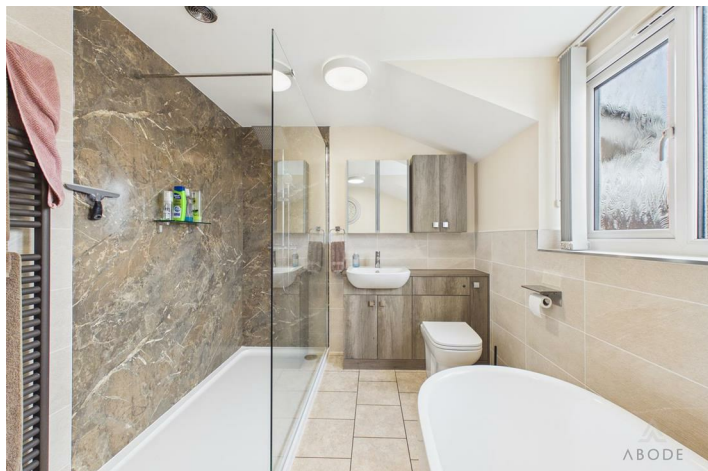














Approximate total area⁽¹⁾

148.2 m²

1593 ft²

Reduced headroom

1.5 m²

16 ft²

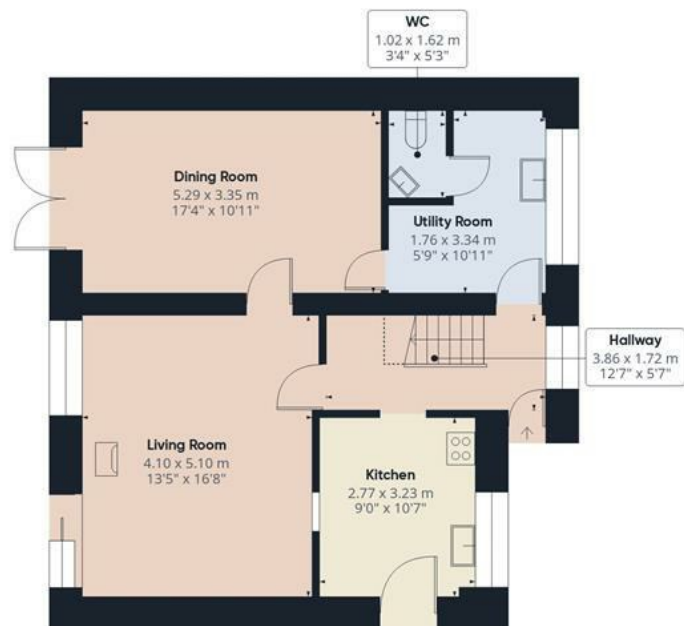
(1) Excluding balconies and terraces

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.

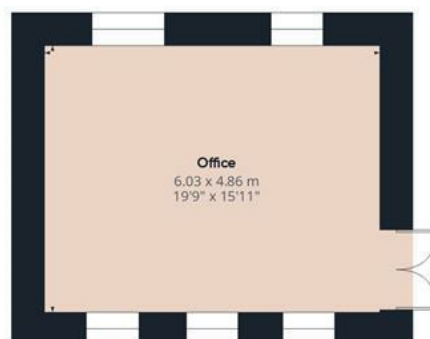
GIRAFFE360



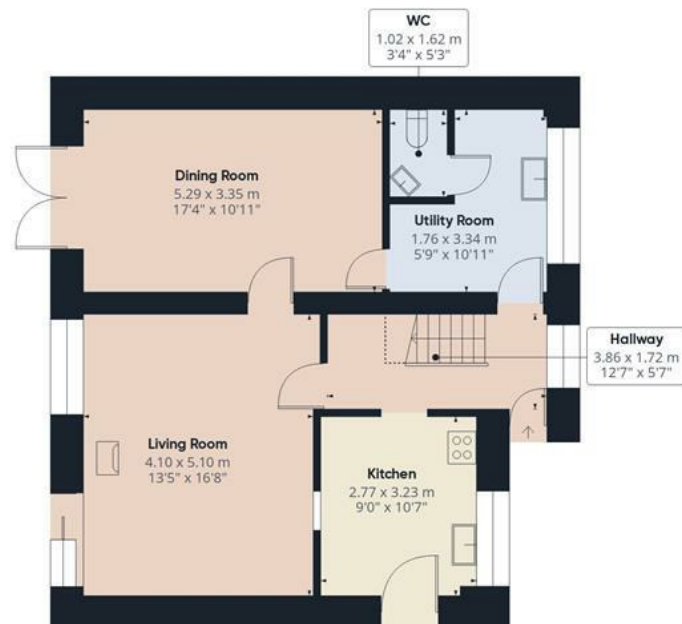
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1

Approximate total area⁽¹⁾

118.9 m²

1278 ft²

Reduced headroom

1.5 m²

16 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

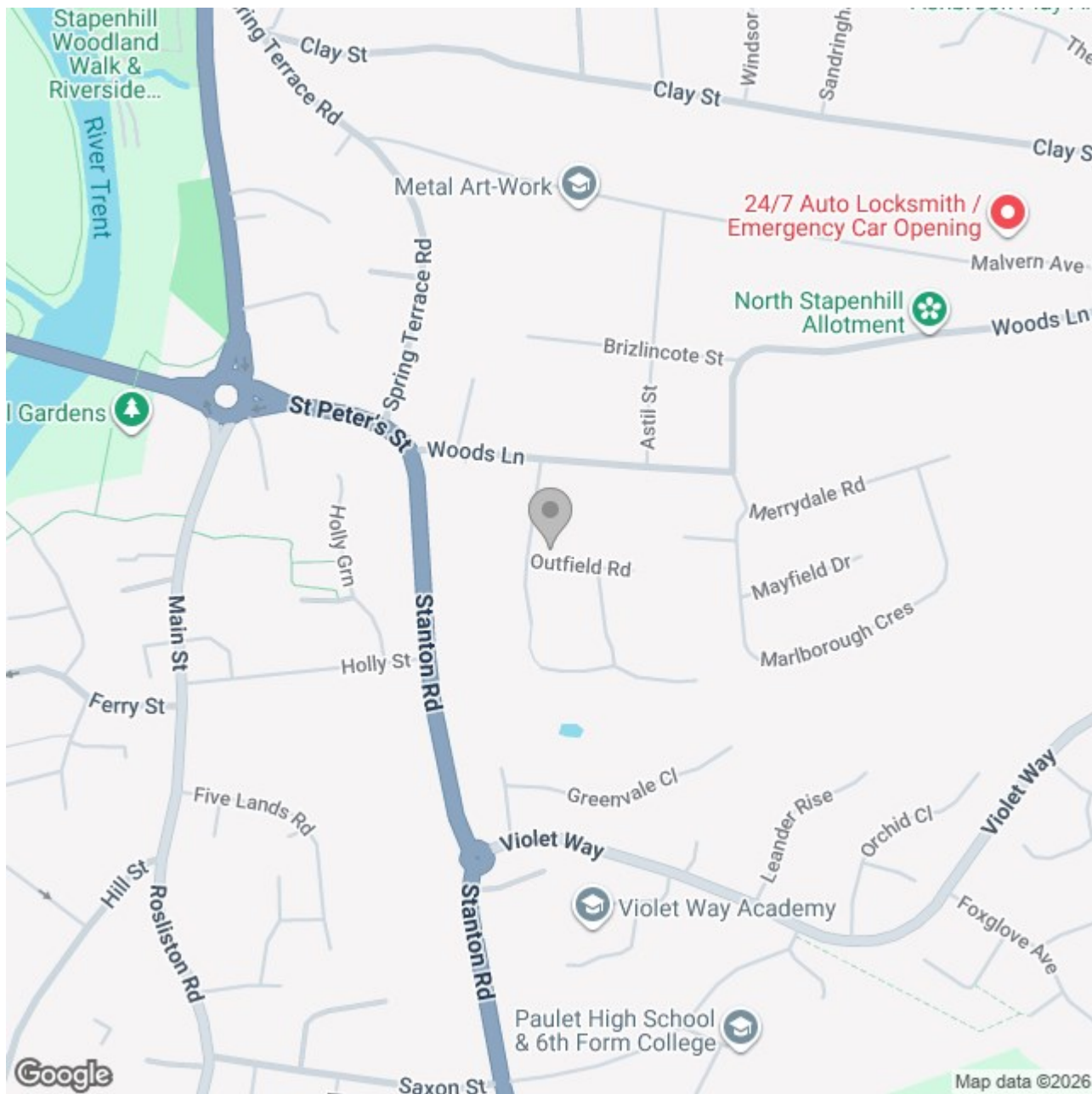
Reduced headroom

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.

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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 	