



74 Spring Terrace Road, Stapenhill, DE15 9DU

A beautifully presented and deceptively spacious traditional terraced home set on a popular road in Stapenhill, benefitting from immaculate and recently improved interiors, three bedrooms and generous rear gardens. Having been recently upgraded by the current vendors, the property benefits from engineered oak flooring to the spacious reception room, a remodelled kitchen including new worktops and porcelain flooring, a refitted bathroom, new internal oak doors, new carpets to the first floor and replastering and decoration throughout. The deceptively spacious interiors comprise entrance porch, open plan living and dining room, breakfast kitchen and bathroom to the ground floor, with three bedrooms (two doubles) to the first floor. To the front is a walled courtyard and the rear garden extends to a generous size and is laid to a covered

terrace and lawned gardens. The property benefits from mains gas central heating and full double glazing and would make an ideal first time buy, investment property or young family home.

The property is conveniently positioned for amenities both locally in Stapenhill and in the market town of Burton on Trent, being home to a number of shopping facilities, a cinema, restaurants and other leisure amenities. Well placed for commuters, there are links available to the A38, A50 and M6 Toll giving access to cities including Derby, Nottingham and Birmingham and regular rail links are available from Burton Train Station. The area is well served by the local primary and secondary school and surrounding countryside is accessed easily, ideal for those enjoying outdoor pursuits.



- Traditional Terraced Home
- Ideal First Time Buy, Investment or Young Family Home
- Immaculately Presented Interiors
- Recently Remodelled & Upgraded
- Open Plan Living & Dining Room
- Remodelled Breakfast Kitchen
- Refitted Bathroom
- Three Bedrooms (Two Doubles)
- Front & Rear Gardens
- Well Placed for Commuter Routes & Amenities

this spacious kitchen comprises a range of cream base units with solid wood worktops over, housing an inset sink with side drainer and spaces for appliances including oven, dishwasher, washing machine and an American fridge freezer. The kitchen has porcelain tiled flooring, a skylight and sliding doors out to the rear gardens. A door opens to the ground floor **Bathroom**

A courtyard to the front leads to the **Entrance Porch**, having tiled flooring and a door into:

Open Plan Living & Dining Room 7.14 x 3.65m (approx 23'5 x 11'11)

A stunning and generous reception room having recently laid engineered oak flooring, a window to the front and stairs rising to the first floor. The sitting room benefits from a period fireplace and the dining area opens into:

Breakfast Kitchen 5.68 x 3.62m (approx 18'7 x 11'10)

Having been remodelled by the current vendors,





Stairs rise to the **First Floor Landing** where doors open into:

Master Bedroom 4.3 x 3.63m (approx 14'1 x 11'11)
A spacious principal bedroom having a window to the front, loft access point and character tall ceilings

Bedroom Two 3.97 x 1.96m (approx 13'0 x 6'5)
A second double room having window to the side aspect

Bedroom Three 2.74 x 1.84m (approx 8'1 x 6'0)
Having a window to the rear

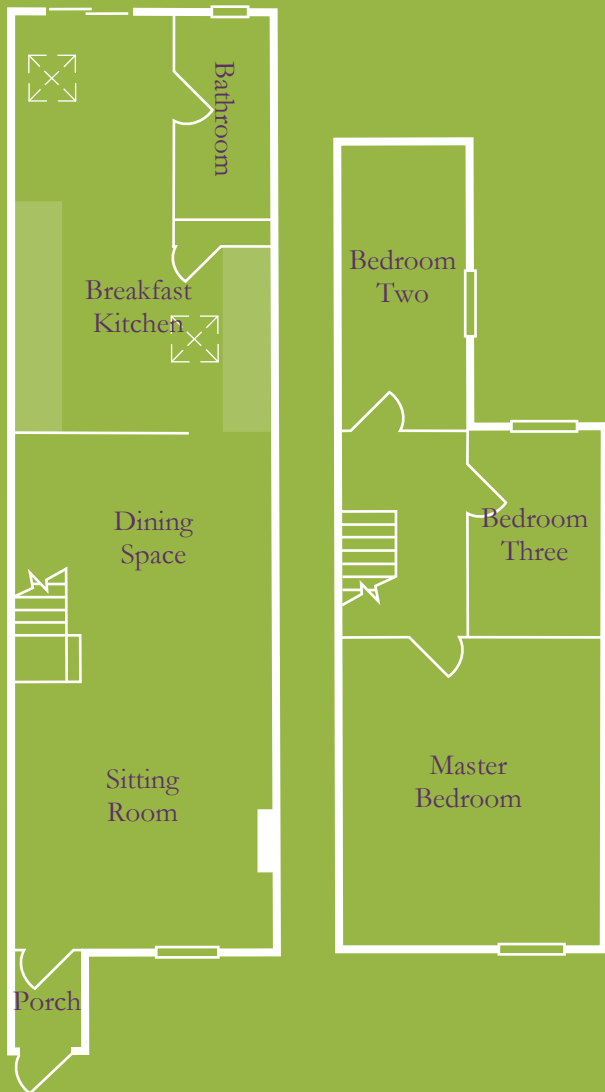


A door from the **Kitchen** opens into:

Bathroom 2.94 x 1.37m (approx 9'7 x 4'6)
Refitted to a superb specification, the bathroom comprises a modern suite having pedestal wash basin, low level WC and double ended bathtub

with rainfall shower head over, with porcelain tiled flooring, tiling to walls, a chrome heated towel rail and an obscured window to the rear





Outside & Gardens

To the front, the property is set back beyond a walled courtyard giving access to the Entrance Porch

To the rear are well tended gardens extending to a generous size and being laid to a covered terrace with outdoor power and lawns. The garden is fully enclosed and offers ample scope to landscape as required. There is a right of way over the neighbour's garden for wheelie bin access and the hot tub is as separate negotiation in the sale

EPC in Progress



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.