



128 Scalpcliffe Road, Stapenhill, DE15 9AB



Residing on the popular Scalpcliffe Road in Stapenhill is this elegant semi detached Victorian home, offering spacious and recently refurbished interiors with potential for a loft conversion, four bedrooms and mature gardens with a pleasant open aspect. Showcasing a wealth of beautifully retained character throughout including original coving and Minton floors, the property is offered with the benefit of no upward chain and has received a recent refurbishment to include a refitted kitchen, refitted bathroom, new WC and redecoration throughout. The spacious interiors comprise traditional porch, spacious reception hall with Minton flooring, two generously proportioned reception rooms and a cloakroom to the ground floor, with four bedrooms and a family bathroom off the first floor landing where there space for a study area. Outside, gardens to the front offer potential to create off street parking, and there are mature gardens set to the rear enjoying a woodland outlook and high degree of privacy. The property is serviced by full

double glazing and mains gas central heating via a combi boiler.

The property lies in Stapenhill, a popular residential suburb of the market town of Burton on Trent formed by period properties and executive homes. The location is conveniently positioned for amenities both locally in Stapenhill and in Burton, where there are shopping centres, a cinema, restaurants and an array of other leisure and convenience amenities. Well placed for commuters, there are links available to the A38, A511, A50 and M6 Toll giving access to cities including Derby, Ashby, Nottingham and Birmingham, and regular rail links are available from the local Train Station giving direct travel to Derby and Birmingham. The area is well served by local primary and secondary schools, and surrounding countryside can be reached within a matter of minutes and is ideal for those looking for walking, cycling and other outdoor Pursuits.



- Victorian Semi Detached Home
- Spacious & Recently Refurbished Interiors
- No Upward Chain & Period Features
- Two Spacious Reception Rooms
- Refitted Open Plan Dining Kitchen
- Porch, Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Refitted Family Bathroom
- Landing with Study Area
- Established & Private Gardens
- Potential for Loft Conversion
- Off Street Parking Potential
- Desirable School Catchment
- Well Placed for Local Amenities & Commuter Routes

traditional panelling rising to the first floor and intricate coving and plasterwork detail. Doors open into:

**Sitting Room** 4.27 x 4.24m (approx. 14'0 x 13'11)  
Having an open fireplace, traditional ceiling coving and a tall bay window to the front aspect

**Family Room** 4.26 x 3.68m (approx. 14'0 x 12'1)  
An ideal formal dining space or playroom, having windows to the rear aspect, coving detail and a second open fireplace.

**Open Plan Family Dining Kitchen** 7.0 x 3.66m (approx. 23'0 x 12'0)  
Having been recently refitted, the kitchen comprises a range of gloss wall and base units with complimentary work surfaces over, housing an inset one and a half sink with extendable mixer tap and integral appliances including dishwasher, oven, induction hob and extractor hood. There are further spaces for a below counter fridge, freezer and washing machine. A door opens out to the side aspect, and dual aspect windows face the side and rear

Double entrance doors open from the front into the Porch, having quarry tiled flooring and hardwood door opening into:

#### Reception Hall

Showcasing beautifully retained Victorian features, this spacious hallway features original Minton flooring, tall skirting boards, a staircase with





**Cloakroom**

With original quarry tiled flooring, fitted wash basin, WC and full tiling to the walls

Stairs raised to the first floor **Landing** where there is a window to the side, loft access point and ample space for either storage or a study area. Doors open into:

**Master Bedroom** 4.96 x 3.66m (approx. 16'3 x 12'0)

A spacious double room having window to the front

**Bedroom Two** 4.26 x 3.68m (approx. 14'0 x 12'1)

Having a window to the rear and a period fireplace



**Bedroom Three** 4.3 x 3.73m (approx. 14'0 x 12'3)

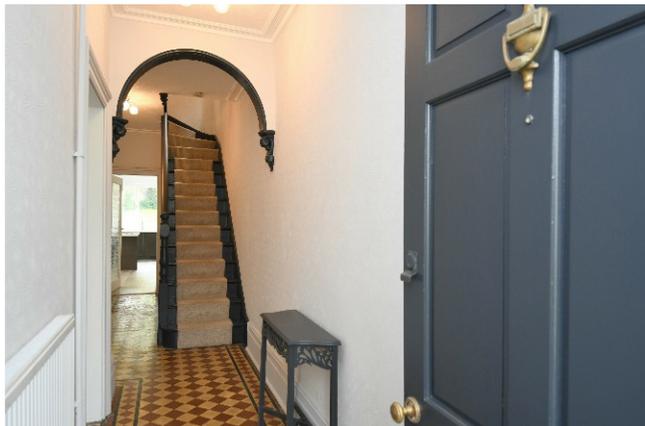
A third double bedroom having window to the rear with pleasant garden views

**Bedroom Four** 3.05 x 1.81m (approx. 10'0 x 5'11)

A good sized single room having window to the front aspect

**Bathroom** 3.4 x 2.64m (approx. 11'1 x 8'8)

Refitted with a modern suite having wash basin set to vanity unit, WC, bathtub with shower unit over and separate double shower cubicle with rainfall and handheld attachments, with a chrome heated towel rail, an obscured window, tiled walls and a cupboard housing the Worcester combi boiler





### Outside

To the front, the property is sat back from the lane beyond a mature frontage with a gated pathway leading to the front door. Gardens are laid to lawns and established borders, however with relevant consent there would be opportunity to create off street parking to the front

### Gardens

Extending to a generous size, the rear garden is laid to a paved terrace with steps rising to safely enclosed lawns edged with mature borders. The garden enjoys much privacy as well as a pleasant open outlook towards mature trees. Included in the sale is a garden shed and a greenhouse, and gated access to the side leads to the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

**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.