





**\*\*DETACHED HOUSE\*\*** Situated in the ever-popular Scalpcliffe Road , this impressive three-bedroom detached home offers just under 1500 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.



## 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.

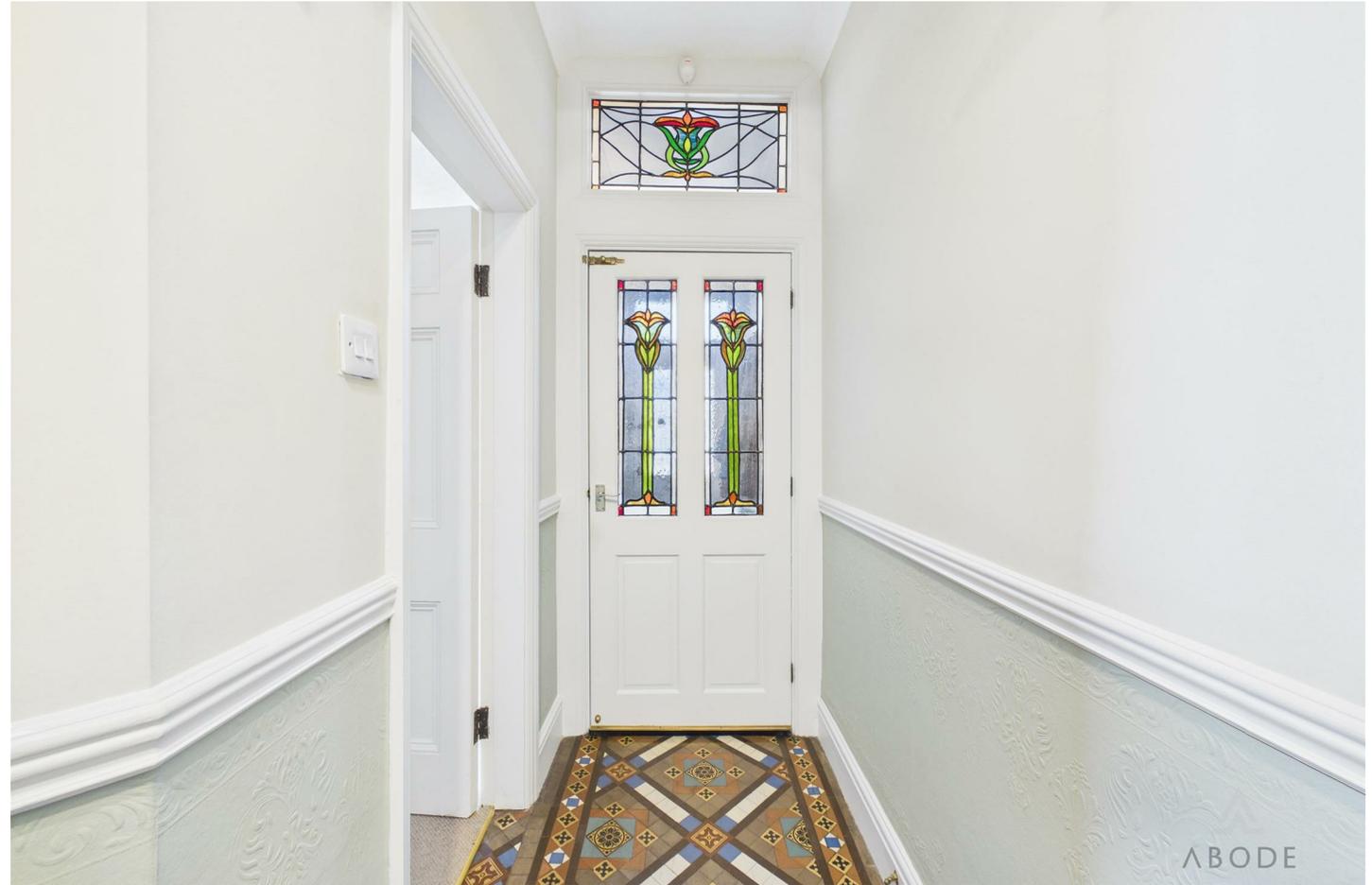
To the front of the property, the dining room enjoys a bay window and feature fireplace, while the main living room offers further period charm with built-in shelving and a striking fireplace, forming a true focal point of the room. A secondary living area provides additional flexibility — perfect as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

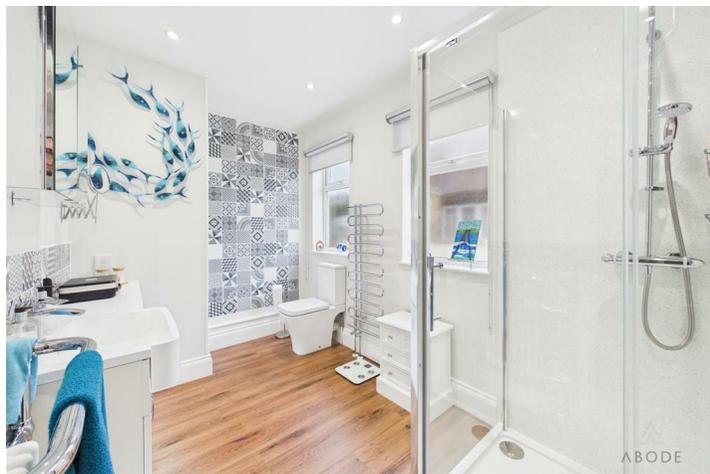


A standout feature is the detached garden room, currently utilised as a home office/garden retreat, offering a superb additional space that could suit a variety of needs including workspace, studio or hobby room.

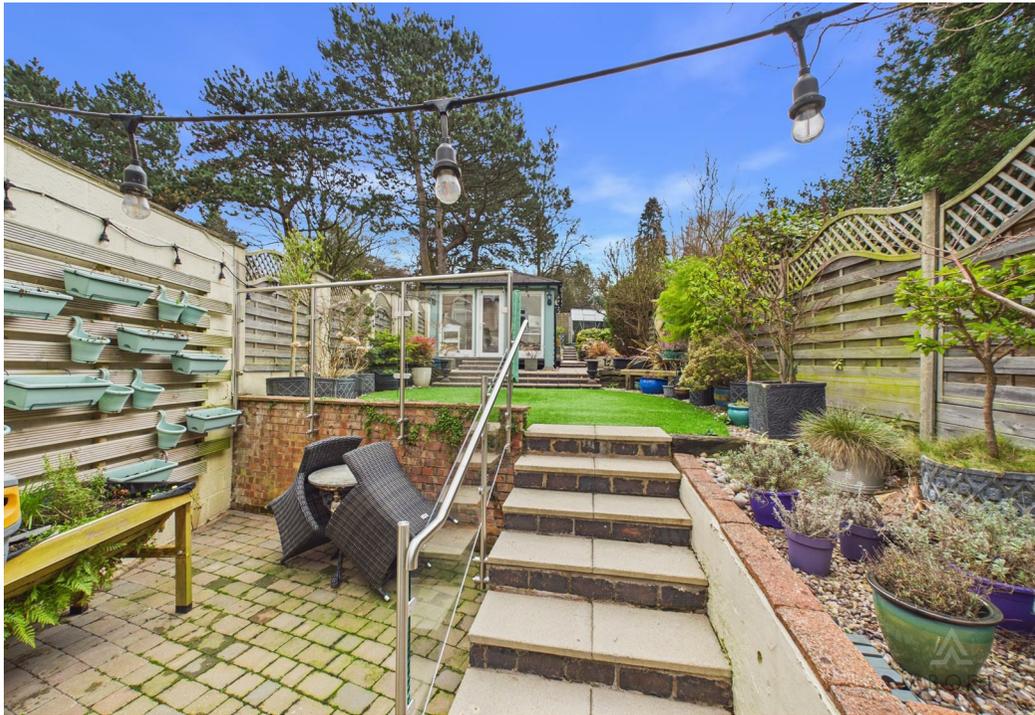
#### Location

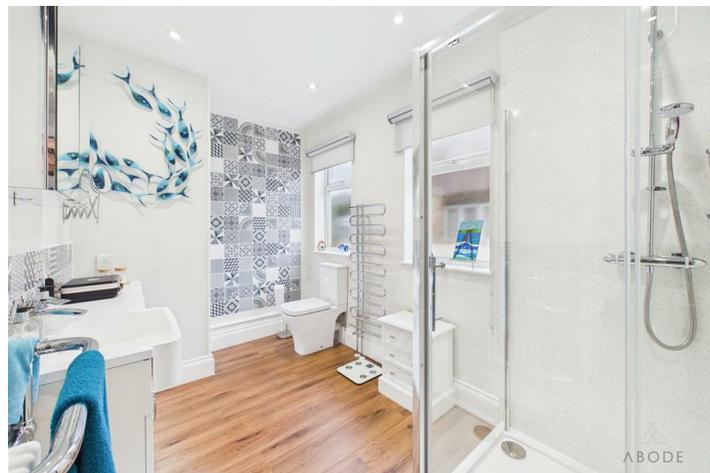
Stapenhill is a regarded residential area offering a range of local amenities including shops, schools and parks, as well as excellent transport links into Burton-on-Trent and beyond. The area is well positioned for commuters, with convenient access to the A38 connecting to Derby, Lichfield and the wider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













Floor 0

Floor 1

**Approximate total area<sup>m</sup>**

139.3 m<sup>2</sup>

1499 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>

19 ft<sup>2</sup>

(1) Excluding balconies and terraces

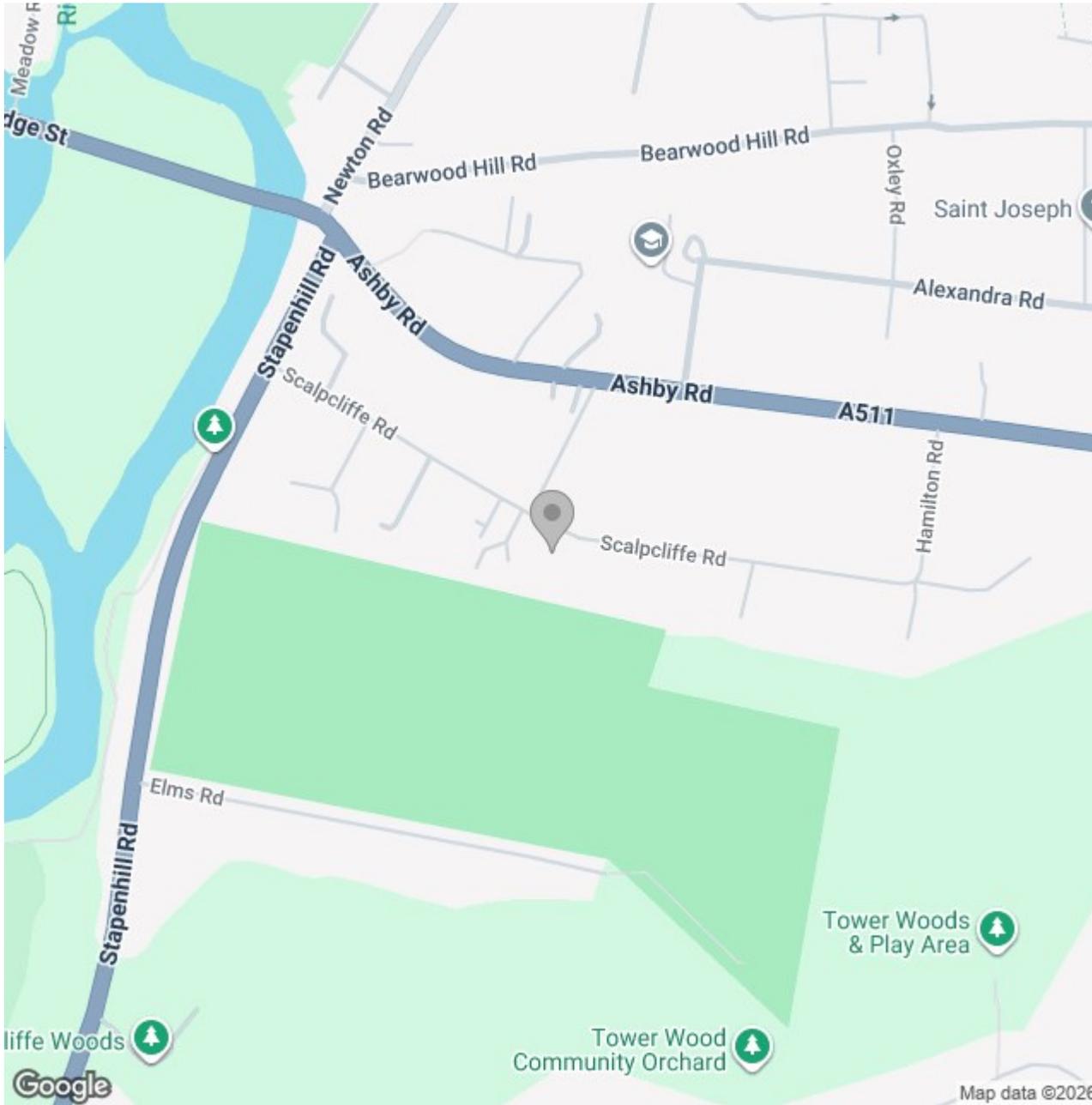
Reduced headroom

----- 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	