

# Main street, Stapenhill

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Offers in excess of  
**£340,000**



This property at a glance:



3



3



1



4



D



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# Main Street, Stapenhill



## Mikaela says:

*"This house really feels like a home! It has so much character and gives you an instant welcoming feeling. You arrive through the iron gate and head up the brick stairway into the beautifully presented front garden. As you enter the first reception room you are met with the fantastic character of the house. With it's large bay window flooding the room with light and original fireplace, this is a really inviting space. The adjoining reception room is equally as nice, similar in size with the same great character, these are great rooms for relaxing. At the back of the home is a lovely kitchen, the units are innkeeping with the style of the house, with plenty of countertop space and the beautiful outlook to the garden. A great addition is the large utility room which currently houses all the essential appliances, meaning more cupboard space in the kitchen as well as having plenty of room for all of your pantry goods. To the side of the utility there is also a handy WC. One of my favourite rooms is the cosy snug at the back, with double doors opening out to the patio, this room is currently used as a dining room and I think this would make a lovely space to enjoy family meal times!"*

*The stairs are hidden away behind a door leading from the kitchen, a great feature if you have pets or young children! Upstairs there are three lovely bedrooms, the two double bedrooms have beautiful fireplaces and to the sides of the chimney there is plenty of space for storage. The third bedroom is a really nice space with a great view out into the garden. The four piece family bathroom is my favourite room upstairs! It's both practical and inviting, modernised and tiled throughout.*

*The back garden is a beautiful, private space with iron fences partitioning the patio from the lawn area, brick walls and established greenery surrounding the exterior fences. This would be a great space to both entertain and relax. The parking for the house is at the back of the garden, spacious enough for four cars and secured by a lockable gate. This house has so much to offer from it's beautiful character to it's fantastic location, this could be a home to create some wonderful memories".*



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## Did you spot...

This beautiful detached home has 3 versatile reception rooms



## A message from the seller:

*"Welcome to our house, selling our house is a very difficult decision as the house is everything we want, if we could pick it up and take it with us we would! We're only selling due to wanting to move back closer to the family farm where our horse is kept. This house is close to Burton town just a 10 minute walk over the bridge, close to shops, takeaways, doctors, vets and a park with river walks. The off street parking is a big bonus and secure, the garden is a good size and easy maintained! The neighbours are friendly and helpful and we have made some great friends we will stay in touch with. This has been a great family home"*





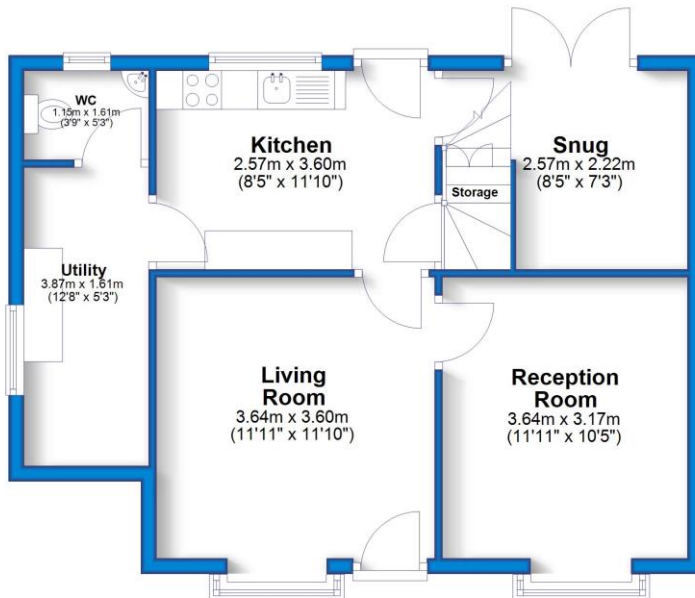
# Floor Plan



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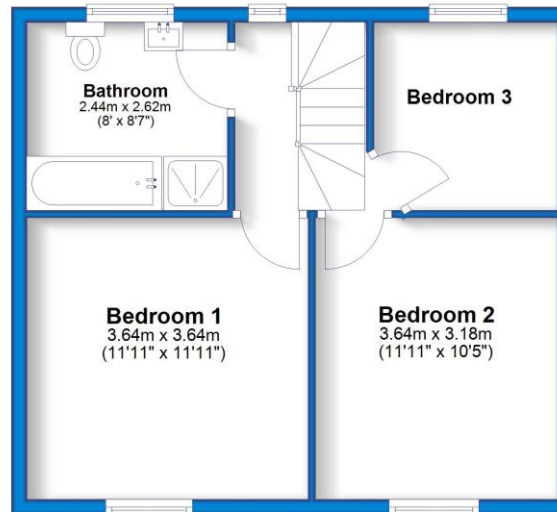
## Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 95.2 sq. metres (1025.2 sq. feet)



## Energy Performance Certificate

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 60                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



300+ 5 star Google Reviews



## Key Features:

- 3 BEDROOM DETACHED HOUSE
- FANTASTIC LOCATION CLOSE TO AMENITIES
- 4 PIECE BATHROOM
- PRIVATE GARDEN
- LARGE GATED DRIVEWAY
- EPC RATING - D



## About the area:

Main Street in Stapenhill, Burton-on-Trent, is a charming residential area in East Staffordshire. It's known for its mix of character homes, local amenities, and proximity to nature. Stapenhill is well-connected by public transport and local taxi services, making it easy to get around Burton-on-Trent and beyond. It offers a solid mix of primary and secondary schools, with catchment areas that vary slightly year to year depending on demand and admissions criteria.



## Schools:

Primary Schools - River View Primary and Nursery School, The Violet Way Academy, Edge Hill Academy

Secondary Schools - Paulet High School, Blessed Robert Sutton



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

