





A characterful three-bedroom semi-detached home on Scalpcliffe Road, Burton upon Trent, offering generously proportioned accommodation with attractive period features. Bay-fronted living space, decorative cornicing, feature fireplaces and Minton tiled hallway flooring give the property a distinctive feel, complemented by a spacious fitted kitchen/diner and a contemporary family bathroom. With two separate reception rooms, three double bedrooms, a gravelled frontage and an established rear garden, this is a home with plenty of space for family living.



Accommodation

Ground floor

An entrance vestibule opens into a welcoming hallway featuring decorative geometric floor tiles, ceiling cornicing and an archway leading towards the staircase. The front living room enjoys a large bay window, exposed timber floorboards and an ornate fireplace, creating a bright and characterful reception space.

A separate dining room provides further space for entertaining or everyday family use, with timber floorboards, decorative cornicing and French doors opening onto the rear patio.

Extending to approximately seven metres in length, the kitchen/diner offers an extensive range of cream panelled wall and base units, contrasting dark worktops and a central island. A built-in oven, hob with extractor hood, inset sink and wine storage complement the fitted cabinetry. Recessed ceiling lights and tiled flooring complete the room, with space for a dining table and French doors providing access to the garden. A separate WC is accessed from the rear of the hallway.

First floor

The landing serves three well-proportioned double bedrooms and the family bathroom. The principal bedroom spans the front of the property, with two windows bringing in natural light and ample room for bedroom furniture. The second double bedroom features a chimney breast with a decorative arched



recess, while the third bedroom overlooks the rear garden.

The spacious bathroom is fitted with a white suite comprising a bath with shower over and a glazed shower screen, pedestal washbasin and WC. Marble-effect wall panels around the bath, recessed lighting and wood-effect flooring create a clean, contemporary finish.

Outside

The property has an attractive red-brick frontage with a

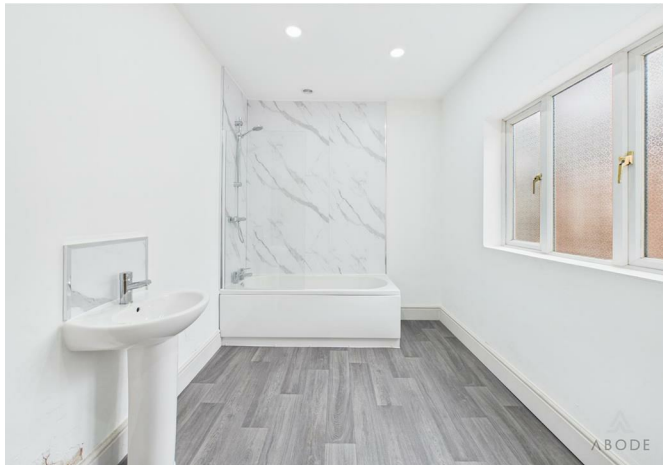






bay window, decorative brick detailing and an arched entrance. A broad gravelled area to the front provides space for off-road parking.

To the rear, a paved patio offers space for outdoor seating, with steps leading up to a long lawned garden. Mature shrubs, hedging and trees provide an established green setting, while timber fencing and a pathway extending along the garden complete the outside space.











Floor 0

Approximate total area⁽¹⁾

134.4 m²

1448 ft²

Reduced headroom

0.2 m²

2 ft²

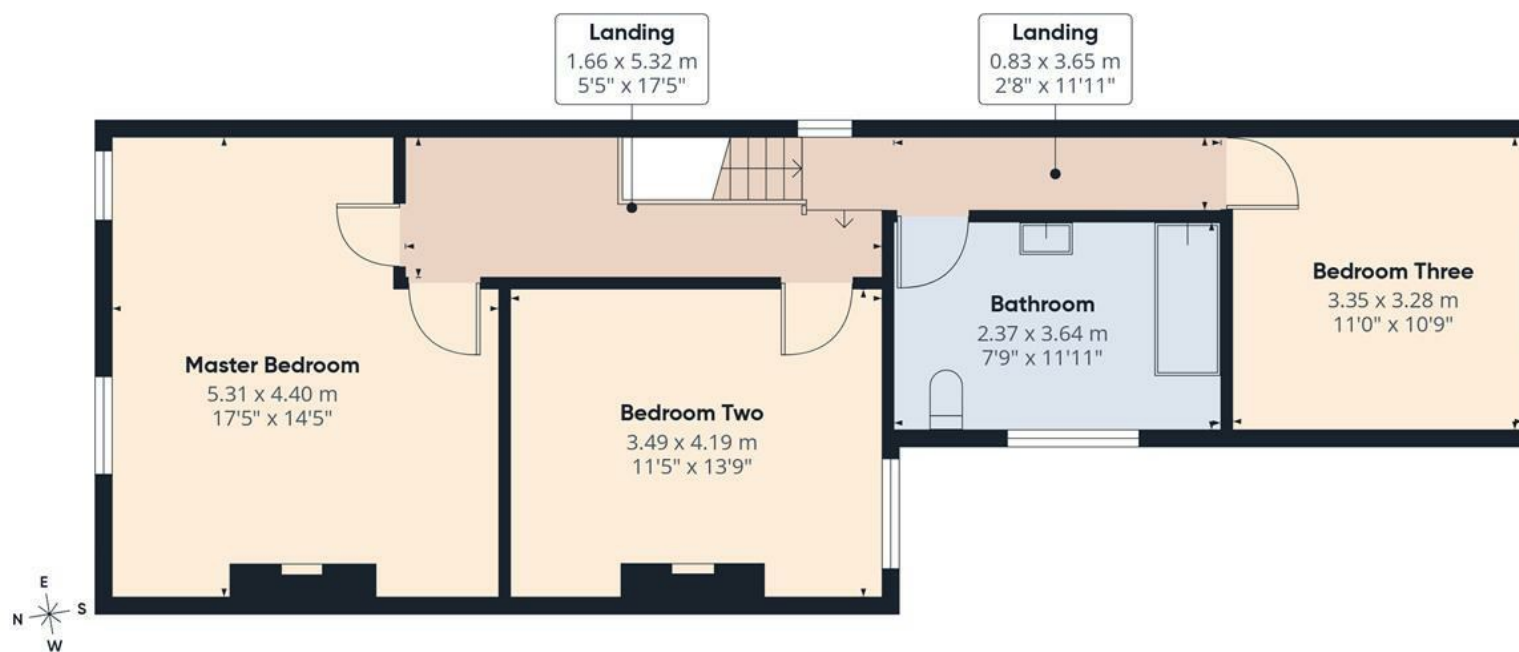
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

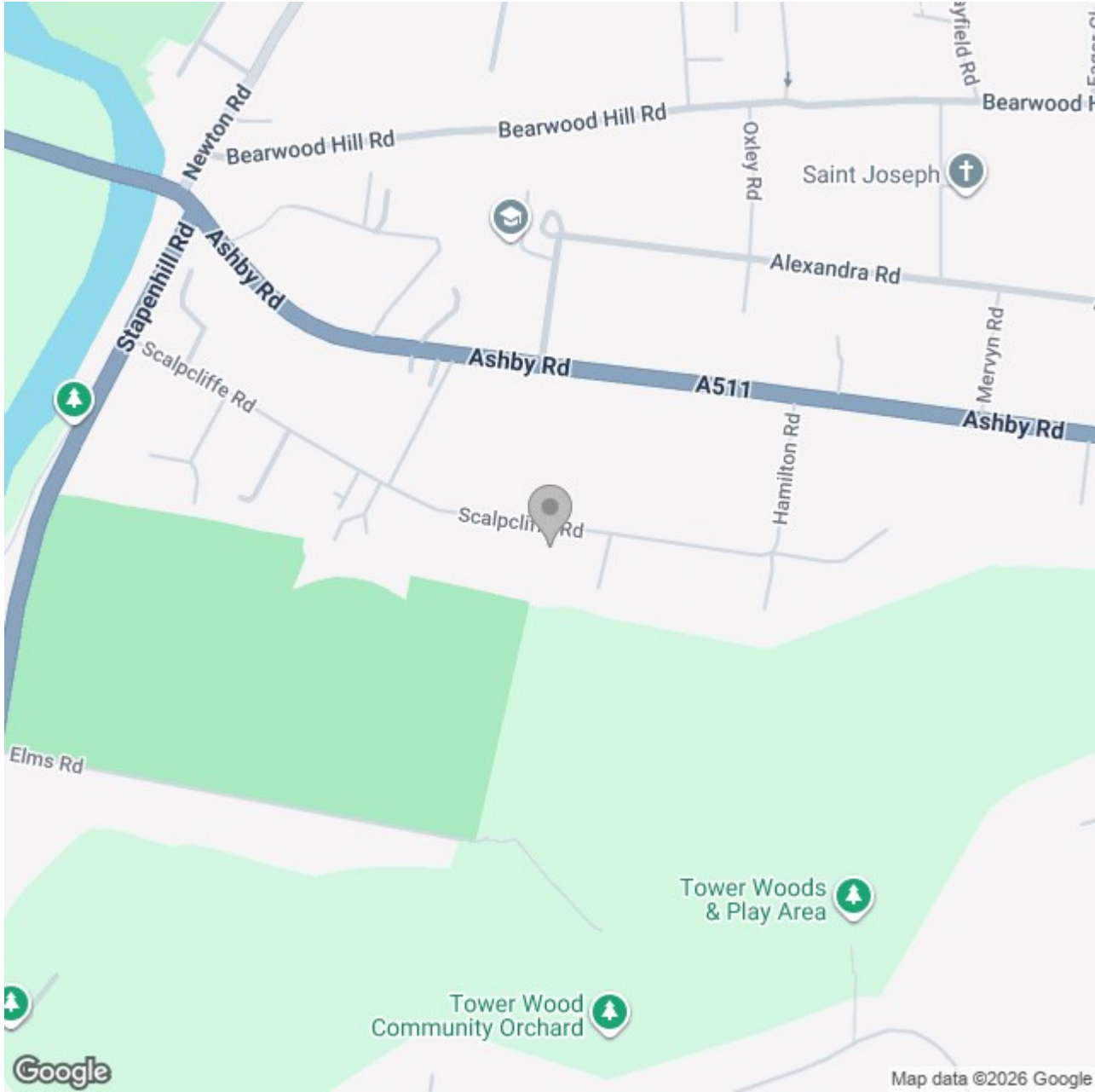
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





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 	