

# Denton Road

Burton-on-Trent, Staffordshire, DE13 0PZ



This well presented three bedroom semi detached bungalow is jam packed full of features including a large garage, extra off road parking, renovated kitchen and large garden. The property is ideally located close to the hospital, local eateries, shops and schools.

£250,000



John German

As you enter through the front porch and into the main entrance hall you will find the first of three bedrooms, this bedroom benefits from neutral décor, carpets and a large bay window.

The third bedroom is directly across with neutral décor, carpets and will also take a double bed. Both of these bedrooms have great natural light.

Next to this bedroom is a dedicated office, this room has potential to be converted into an en suite or walk in wardrobe for the second bedroom.

The renovated bathroom is located centrally and features a large shower, wash hand basin and WC.

Through a doorway you will enter the open plan kitchen/dining/lounge area. The kitchen has been recently renovated and features both under counter and overhead cupboards, new appliances and a breakfast bar. The lounge area overlooks the rear gardens, this space has neutral décor and carpets.

The utility room is located next to the kitchen and has additional storage and room for appliances. There is also access to the integral garage through the utility room.

The third bedroom is located next to the living space and is a great size, it could be used as an additional living space if required. The room itself is very generous and overlooks the rear garden.

The rear garden is large and has separate tiers.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/11012024

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## AWAIT GARDEN PHOTO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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