

Stanton Road

Stapenhill, Burton-on-Trent, DE15 9RP

John German





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£269,950

This immaculately presented 2 bedroom bungalow is not to be missed. Recently renovated throughout this amazing home is ideal suited to downsizers, couples and savvy investors. The property itself is ideally located close to the city centre, it has fantastic transport links and close to all amenities.



As you approach the property you'll notice the great curb appeal. A driveway to the front provides off road parking and access to the single garage that offers potential for conversion into another reception room or bedroom, it has in the past had access to the hall which could be reinstated (subject to relevant planning permissions and consents).

As you step through the front door you will instantly notice the quality of the home, the floors through the main areas are a high quality engineered timber.

The spacious master bedroom located at the front of the home has a small walk in wardrobe and plush carpets.

The second bedroom is equally a great size and overlooks the lush rear gardens.

The sparkling modern bathroom comes complete with a large shower, stylish vanity with storage and a separate in built WC.

Also off the hall, through a sliding door you will find the large dining space, this lovely area is an ideal spot for entertaining and family dinners. The dining space overlooks the sun drenched sunken lounge, this cosy room is a great size and benefits from spectacular views over the gardens.

The renovated chefs kitchen is extremely well designed and made from quality materials. It comes complete with quality in built appliances, masses of bench space and great storage options. There is also access to a small external storage space.

The rear gardens really are a show stopper that have been meticulously maintained. An elevated patio area is perfect for entertaining and is a great spot to spend a sunny afternoon, beyond this lies a shaped lawn surrounded by abundantly stocked beds and borders packed with a variety of pretty plants and shrubs.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

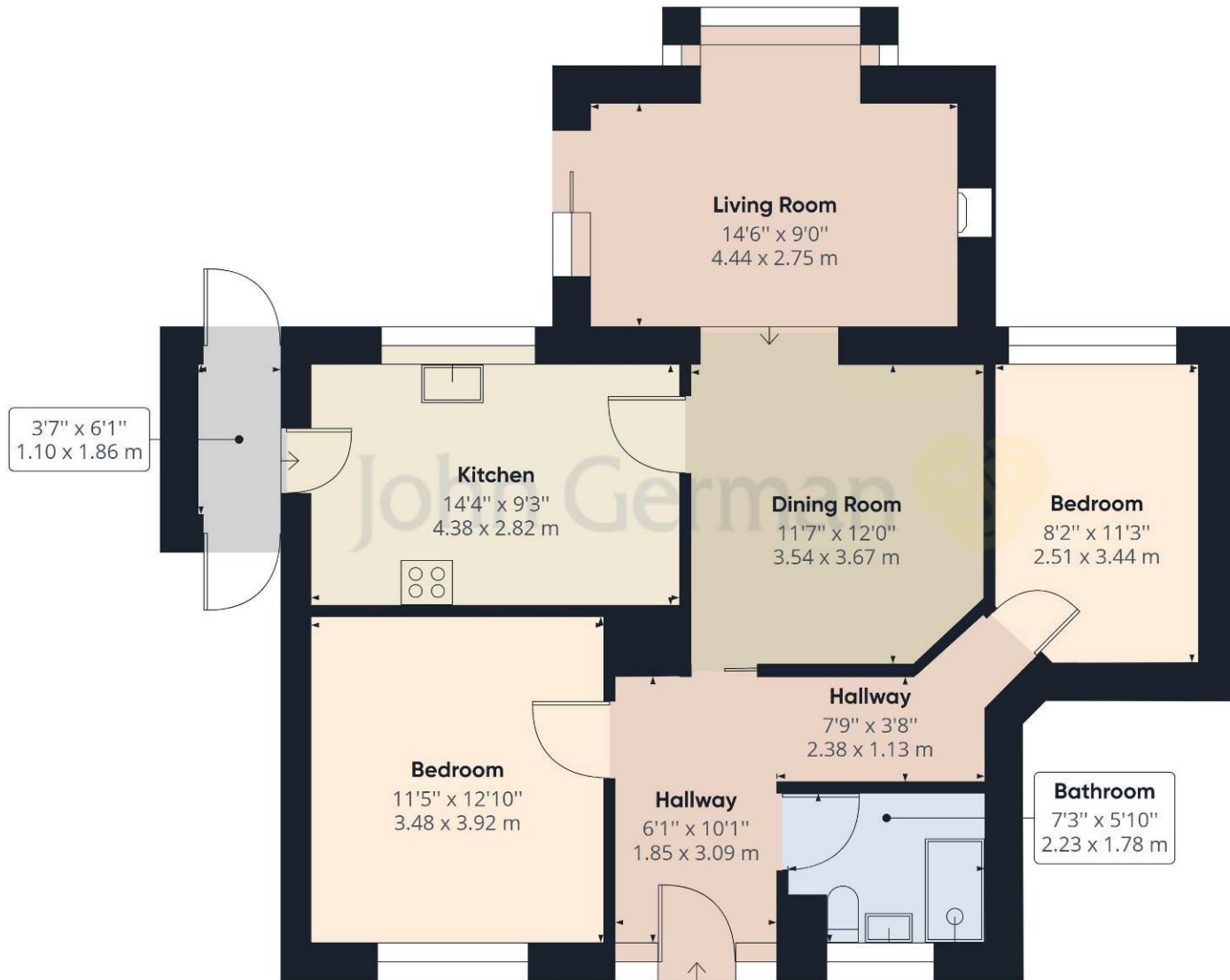
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07062022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







Approximate total area⁽¹⁾
 847.34 ft²
 78.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



