

Woodland Road

Stanton, Burton-on-Trent, DE15 9TJ

John
German





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£297,000

A superb & stylish family home featuring 1396sqft of accommodation including a fantastic fitted breakfast kitchen, utility/rear hall, substantial lounge with barn French doors, amazing master bedroom with views & walk in wardrobe, two further good sized bedrooms, spacious family bathroom, detached garage/workshop, electric gated driveway & attractive garden.



Occupying a highly convenient location is this impressive detached home offering an abundance of space with 1396 sq ft of accommodation, well presented throughout and ready for its new owner to move into. The property has been recently rendered outside using K Rend giving it a crisp new look, in addition to new windows and external doors, and we understand is having a new boiler fitted. The house stands on a lovely garden plot with electric gates to a gravelled driveway and detached garage/workshop with an up and over entrance door plus side door and hardstanding to side. The landscaped rear garden offers excellent outdoor entertaining space with shaped lawn, established planting beds and pergola with decking under.

On the ground floor, the property features an entrance hallway having a spacious feel with staircase rising off to the first floor landing and doors leading off.

The lounge is a room of substantial proportions, complete with a fitted bar, window framing views to front and French doors opening out to rear garden. The room is comfortably spacious enough for a dining table.

At the heart of the house, there is a well appointed breakfast kitchen equipped with a range of base and eye level units with work surfaces over and breakfast bar, integrated double oven, hob and extractor, with window framing views to rear. There is a door off to a useful utility room/rear hall with door to rear and further appliance space.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has doors leading off to three bedrooms. The master offers an amazing bedroom featuring high ceilings, skylight and a large picture window framing fantastic views to rear together with a good size walk in wardrobe. Bedroom two is an excellent double with two windows framing views to front and built in storage while bedroom three is a good size single bedroom with window framing views to front.

All three bedrooms share a fantastic main family bathroom of excellent proportions fitted with a suite comprising bath, separate shower cubicle, pedestal wash hand basin, WC and fitted cupboards providing plenty of storage.

Agents note: There is no mains gas.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Color gas. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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: South Derbyshire District Council / Tax Band B

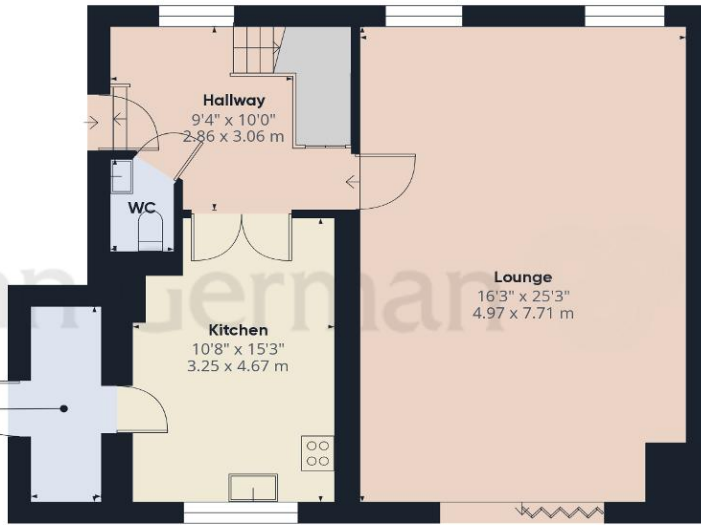
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03102024

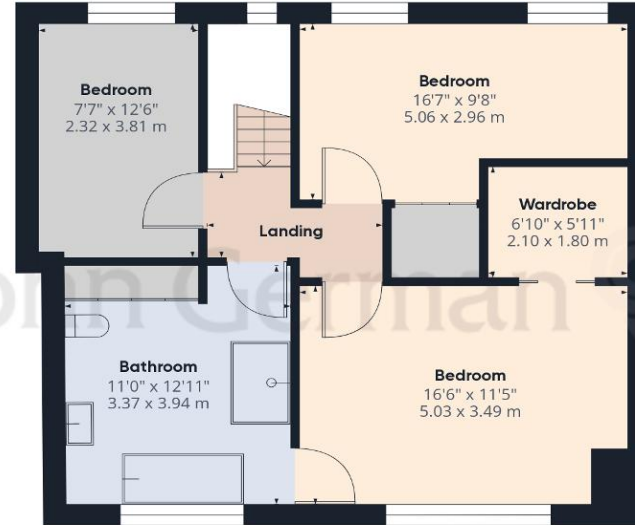
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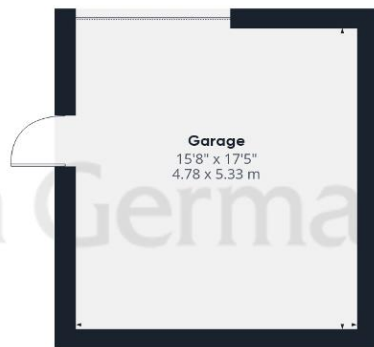




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1670.77 ft²
155.22 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		



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