

Halcyon Way

Burton-on-Trent, DE14 2JR



Nestled in a peaceful setting, this beautifully renovated two-bedroom link-detached bungalow offers a perfect blend of modern living and tranquil surroundings. Finished to a high standard, the home boasts a brand-new kitchen and bathroom, making it move-in ready. A welcoming porch entrance adds to the charm and functionality of the home.

£260,000



John German

The stylish kitchen-diner is equipped with premium appliances, including a Smeg induction hob, Indesit oven, fridge, freezer, and extractor fan, ticking all the boxes for a practical and well-equipped kitchen. The spacious living room features a charming fireplace and a large bay window, adding character and natural light to the space. The bright and airy kitchen-diner is located at the rear of the home, offering a wonderful space for dining and entertaining while enjoying views of the garden and watching the canal boats go by.

The two well-proportioned bedrooms provide comfortable accommodation. Additional storage is thoughtfully integrated throughout the property for added convenience. The master bedroom is conveniently located close to the kitchen-diner and bathroom, enhancing the home's excellent flow and practical layout.

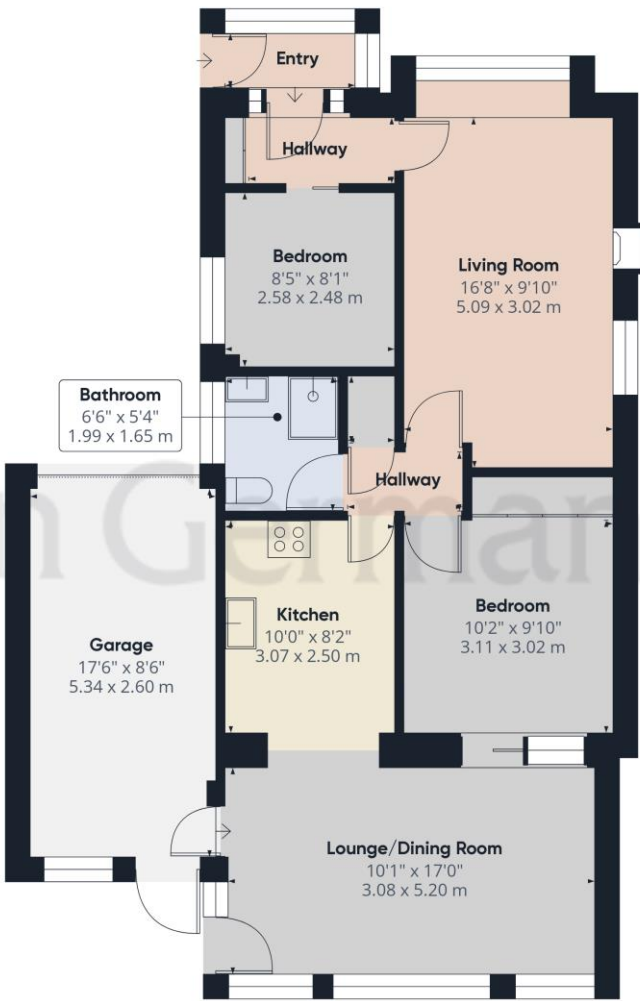
Outside, you'll find both front and rear gardens, with the rear garden overlooking the scenic canal, offering a peaceful retreat and direct access to a lovely canal walk. The driveway leads to the garage, providing additional storage or parking convenience.

Situated in Burton on Trent, a desirable location with excellent transport links and a range of local amenities, this home is ideal for those seeking a modern yet serene lifestyle. Being sold with no upward chain, it offers a smoother transaction for any potential buyer. The area offers a variety of conveniences, including a leisure centre, parks, pubs, shops, and well-regarded schools. Perfect for all buyers, whether you're a first-time buyer, downsizing, looking for your final forever home or an investor looking for a great opportunity.

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:** Gas (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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03032025

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Approximate total area^m
882.74 ft²
82.01 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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