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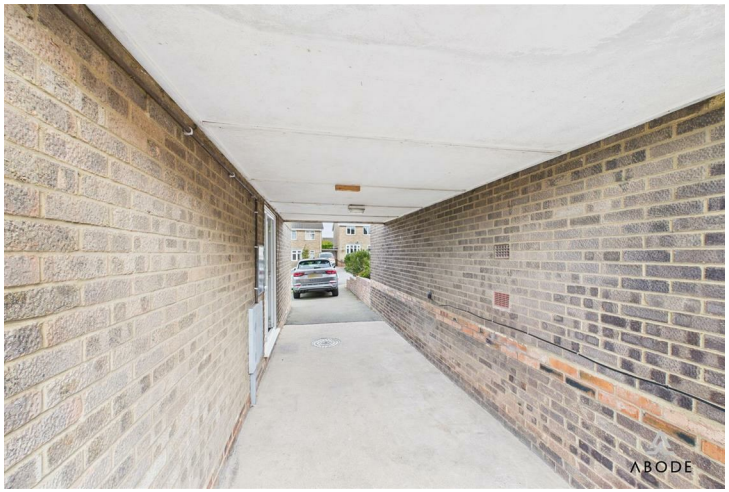
SALES & LETTINGS

Chestnut Road, Burton-on-Trent, Staffordshire, DE15 9QS

Asking Price £220,000

https://www.abodemidlands.co.uk

A well-proportioned three-bedroom home situated within a popular residential area of Stapenhill. The property offers generous internal accommodation with a spacious living room to the front and a kitchen diner to the rear, complemented by three well-sized bedrooms and a bathroom to the first floor. Outside, there is a driveway providing ample off-street parking, a carport, and a low-maintenance rear garden. The property presents an excellent opportunity for buyers seeking a home with great potential and a practical layout in a convenient location.



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Accommodation

Ground Floor

The property is approached via a front entrance door leading into an entrance hallway with stairs rising to the first floor and doors giving access to the ground-floor accommodation. To the front is a bright and spacious living room with a large bay-style double-glazed window allowing natural light to fill the space. Positioned at the rear is a generous kitchen diner fitted with wall and base units, work surfaces with an inset sink and drainer, an integrated oven with hob and extractor, and ample space for dining furniture. A double-glazed window overlooks the rear garden, and a side door provides access outside.

First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom is positioned at the rear and enjoys views over the garden. Bedroom two is also a good-sized double room located to the front of the property, while bedroom three is a comfortable single room ideal for a child's bedroom or study. The bathroom comprises a three-piece suite including a panelled bath with mixer tap and shower attachment, a wash hand basin, and a low-level WC, with tiled walls and a double-glazed window to the side elevation.

Outside

To the front elevation, the property features a

driveway providing off-street parking, a laid lawn garden, and access to a carport that extends to the rear. The rear garden is mainly laid to lawn with a patio area adjacent to the property, two useful garden sheds for storage, and boundary walls enclosing the space for privacy.

Location

Located in Stapenhill, the property enjoys easy access to a range of local amenities including shops, schools, and parks. The area is well served by public transport and

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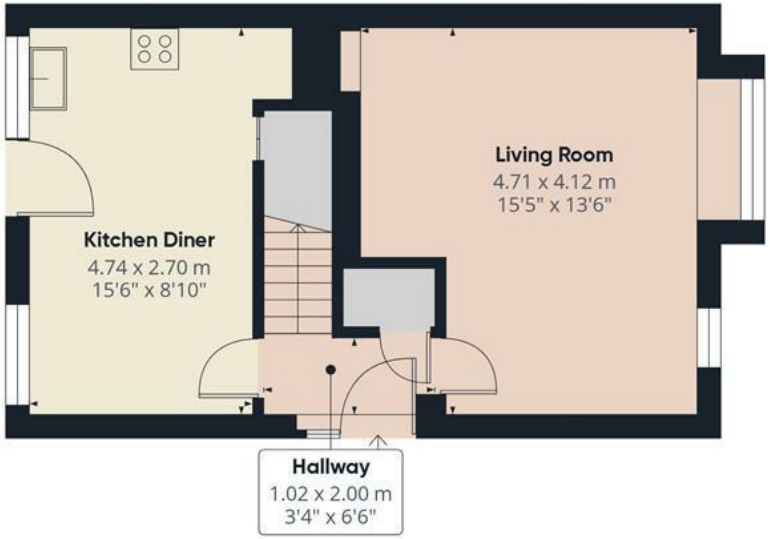
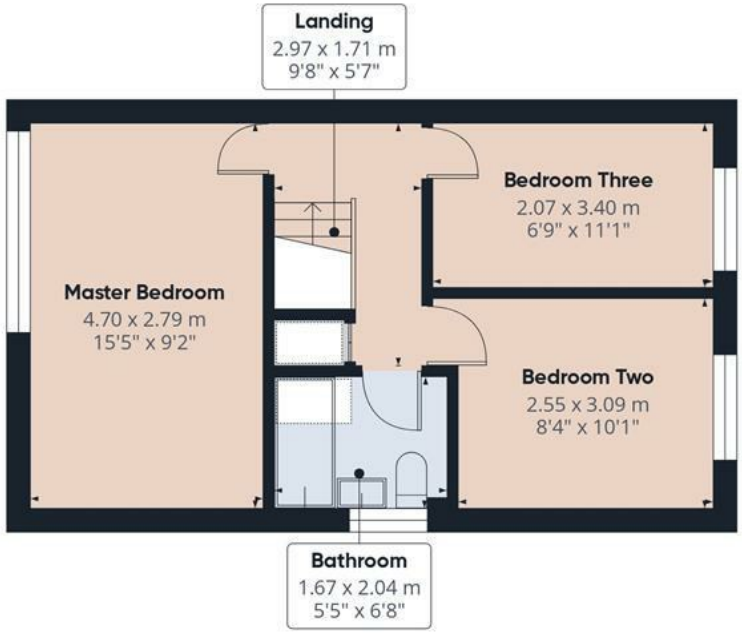
offers convenient road links into Burton-on-Trent town centre and nearby villages. The location is ideal for families and commuters alike, offering both convenience and a residential setting.



Floor 0



Floor 1

Approximate total area(1)

72.8 m²

783 ft²

(1) Excluding balconies and terraces

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

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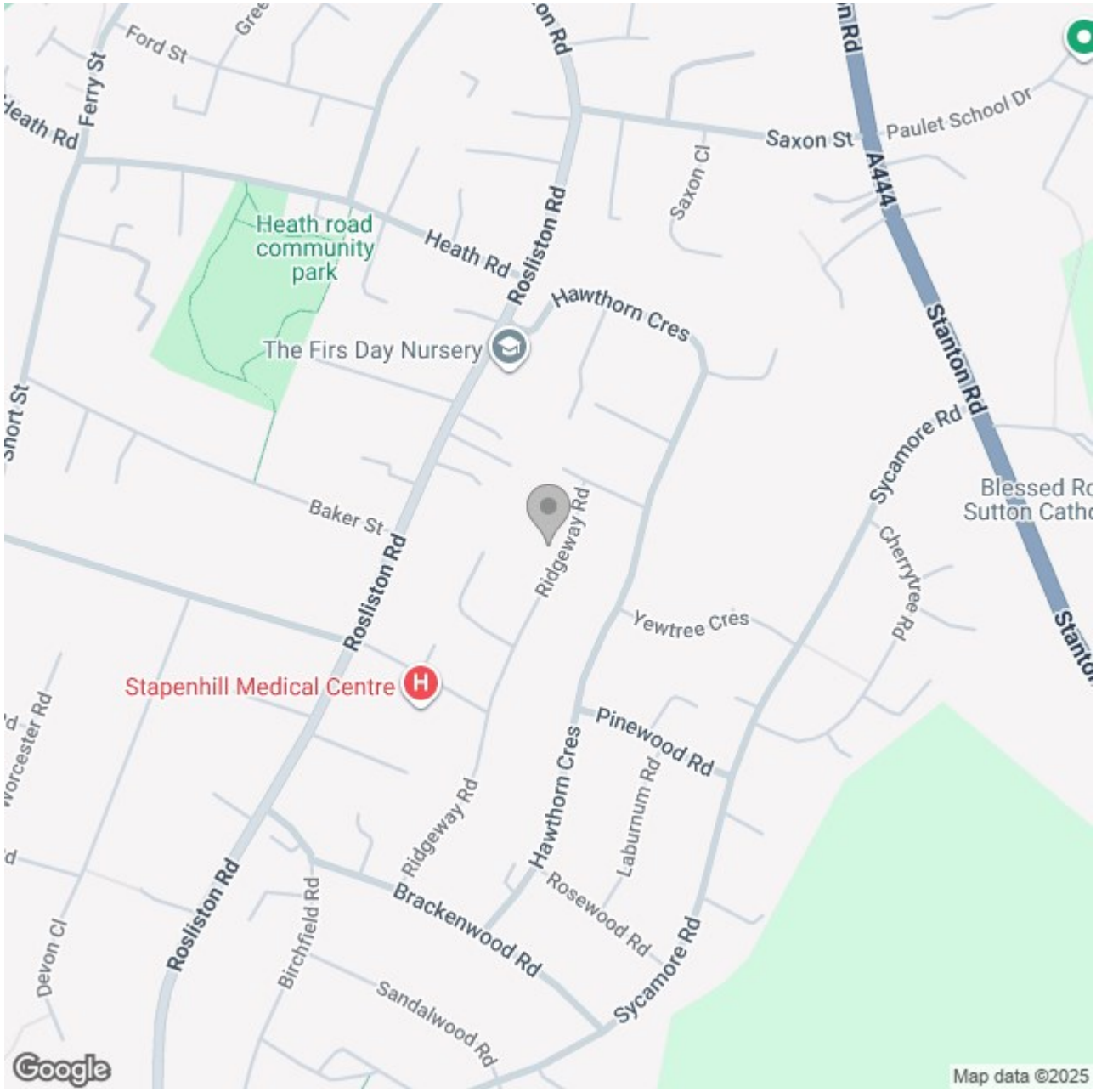

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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

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