





****PARKING & GARAGE**** Located in a well-regarded area of Stapenhill, this two-bedroom semi-detached bungalow offers a superb opportunity for those looking for a home that is ready to move into. The property has been tastefully improved by the current owner and now provides well-balanced accommodation, a low-maintenance garden, and parking with a garage.



Accommodation

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The front entrance door opens into a welcoming hallway which gives access to the main living areas.

The kitchen is positioned to the side and has been fitted with a range of matching wall and base units, work surfaces above, and integrated appliances including an electric oven, induction hob with extractor, and fridge freezer. There is space for a washing machine, a sink with drainer, and a door leading directly out to the rear garden.

Situated to the front of the property is the living room, a bright and comfortable space with a large window providing plenty of natural light and room for both seating and dining furniture.

An inner hallway leads to two bedrooms and a modern shower room. The main bedroom is a generous size and easily accommodates a double bed and additional furniture. Bedroom two offers flexibility for use as a guest room or study. The shower room comprises a walk-in shower, wash hand basin, and low-level WC with complementary tiling.

Outside

To the rear is a private, low-maintenance garden, designed with a mix of stone and artificial lawn, creating an ideal setting for outdoor seating and easy year-round enjoyment.

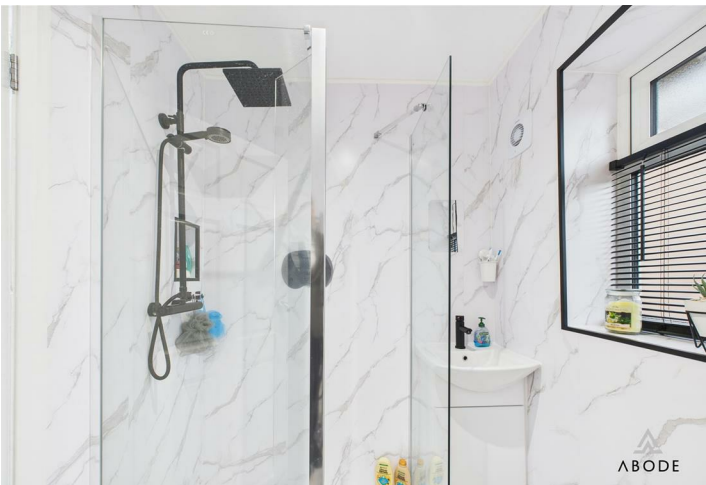


At the front, the property benefits from a stoned garden area with steps leading to the entrance door. There is off-street parking available to the front (currently accessed via a non-dropped kerb) and a shared driveway to the side which leads to a garage with an additional parking space in front.

Location

The property enjoys a convenient position within Stapenhill, close to local amenities including a Co-op store,







doctors, post office, pharmacy, and a popular public house. Burton-on-Trent town centre is within easy reach, offering a wider range of shops, restaurants, and transport links.









Bathroom

1.94 x 1.65 m
6'4" x 5'5"

Hallway

1.32 x 1.84 m
4'3" x 6'0"

Kitchen

3.03 x 2.20 m
9'11" x 7'2"

Bedroom Two

2.53 x 2.73 m
8'3" x 8'11"

Living Room

5.03 x 3.84 m
16'5" x 12'7"

Master Bedroom

4.05 x 3.26 m
13'3" x 10'8"

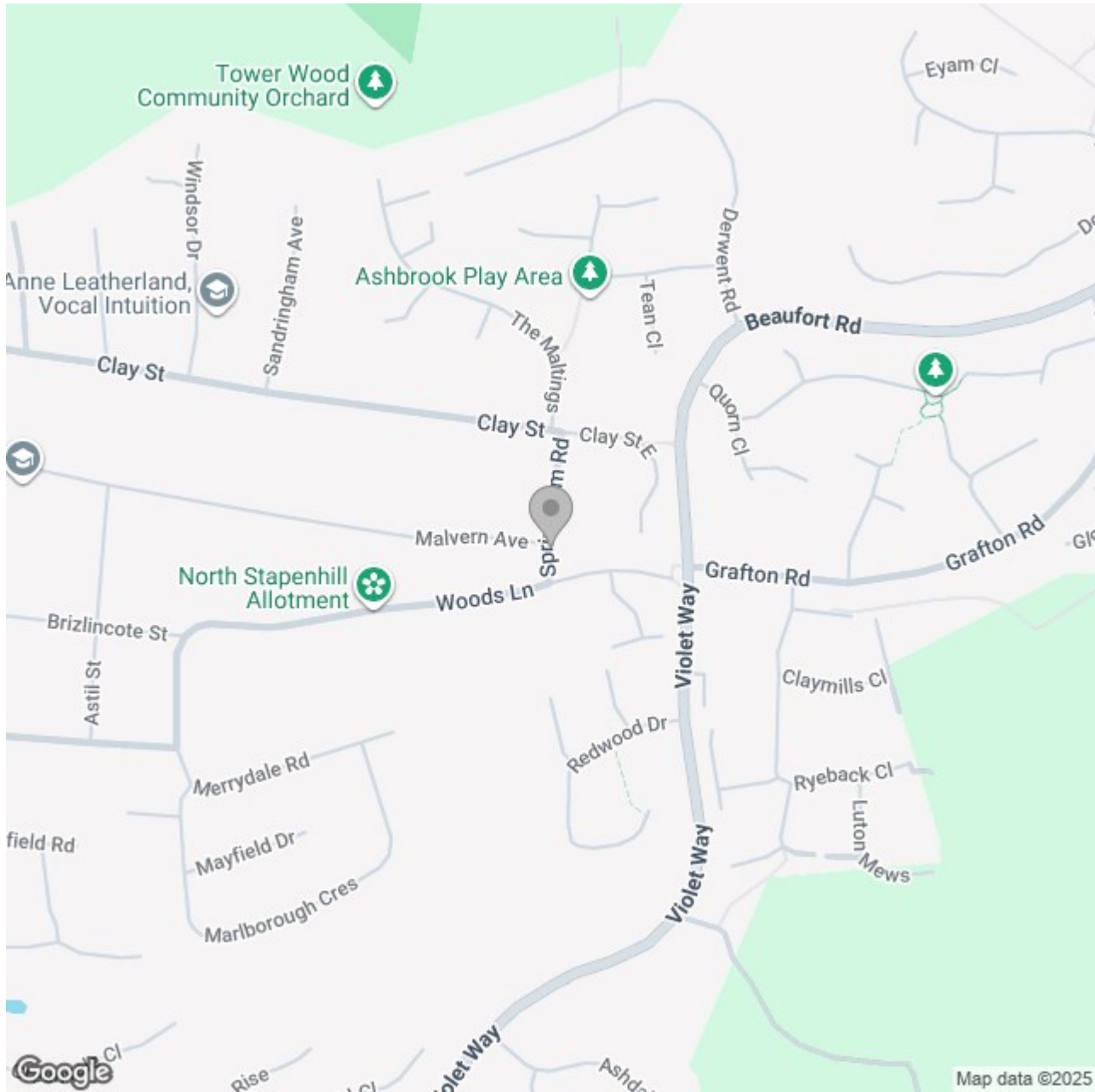
Approximate total area⁽¹⁾

54.4 m²
585 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.

GIRAFFE360



Energy Efficiency Rating

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