



**Stanton Road, Burton-On-Trent, DE15 9RW**

**£194,950**

Nicholas  
**Humphreys**

# Stanton Road, Burton-On-Trent

**\*\* Versatile Semi Detached Home \*\* Conservatory \*\* Family Sized Accommodation \*\***

A semi detached property offering a generous amount of space with a fantastic conservatory and attractive rear garden. Having the benefit of uPVC double glazing and gas central heating throughout the home, the accommodation in brief comprises; entrance hall, lounge on the rear aspect with a uPVC double glazed conservatory overlooking the rear garden.

The fitted kitchen and family room/ optional 4th bedroom is set across the front elevation, having had the original garage converted.

To the first floor there are three bedrooms and fitted family bathroom. Outside the property offers a double width driveway and an enclosed, well maintained rear garden with raised decking.

The home is conveniently located for Burton on Trent town centre and a commutable distance from the A38 linking to major road networks. The property is ideally suited to the first or second time buyer and must be viewed to fully appreciate the wealth of accommodation being offered for sale. Viewings are strictly by appointment only.



## The Accommodation

### Reception Hallway

With stairs rising off to first floor and doors leading off to:

### Lounge

4.88m x 3.33m (16'0 x 10'11)

Positioned across the rear aspect with the focal point of the room being the feature fire place with surround, and a double glazed patio door through to the conservatory.

### Conservatory

3.61m x 2.90m (11'10 x 9'6)

A uPVC double glazed conservatory with tiled flooring, a light combined ceiling fan and uPVC double glazed French doors lead out to the raised decking within the garden.

### Fitted Kitchen

3.05m x 2.34m (10'0 x 7'8)

Located on the front aspect, a fitted kitchen with a stainless steel single drainer sink unit built into roll edge work surfaces with a selection of white gloss fronted base cupboards and drawers, matching eye level wall units, fridge freezer space, plumbing and appliance space for washing machine, uPVC double glazed window to the front elevation, electric point for cooker with extractor hood above.

### Family Room/ Optional 4th Bedroom

4.09m x 2.29m (13'5 x 7'6)

Originally the integral garage having been converted, and currently used as a bedroom, the space offers a versatile area alongside the kitchen, with a uPVC double glazed window to the front elevation and a useful walk-in under stairs storage cupboard.

### First Floor Landing

### Master Bedroom

4.88m x 3.35m (16'0 x 11'0)

With a double glazed window to the rear elevation and radiator.

### Bedroom Two

2.74m x 2.69m (9'0 x 8'10)

With a double glazed window to the front elevation and radiator.

### Bedroom Three

2.69m x 2.03m (8'10 x 6'8)

With a double glazed window to the front elevation and radiator.

## Bathroom

2.54m x 1.65m (8'4 x 5'5)

Fitted with a white suite comprising; low level WC, vanity hand wash basin with cupboards below and panelled spa bath with electric shower over and double glazed window to the side elevation and cupboard housing the gas central heating boiler.

### Outside Front

The property is set back from the road with a double width driveway for two vehicles and side gate to the side entrance door and garden.

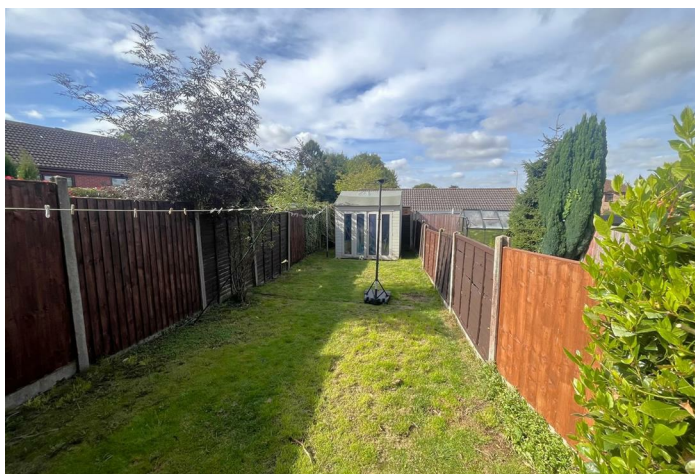
### Outside Rear

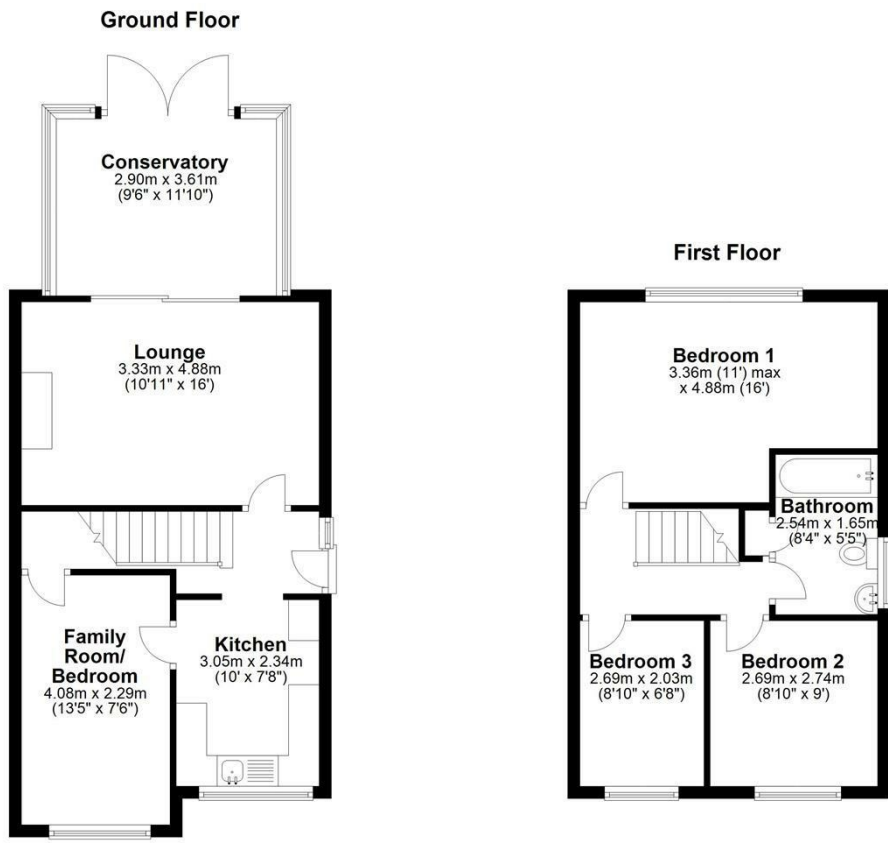
With a side paved patio area, with steps down to lawn garden enclosed by screen fencing, raised decking leading to the patio doors and conservatory.

Draft details awaiting vendor approval and subject to change.

Awaiting revised EPC inspection







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Council Tax Band B  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.