



**Moat Bank, Bretby, Burton-On-Trent, DE15 0QJ**

**Asking Price £279,950**

Nicholas  
**Humphreys**



# Moat Bank, Bretby, Burton-On-Trent

**\*\* Fantastic Plot \*\* Extended Bungalow \*\* Established Location \*\***

Located within this desirable position on a corner plot, a substantial detached bungalow offered for sale with no upward chain. The internal accommodation comprises in brief:- entrance porch leading to the reception hallway, a lounge on the rear aspect opening into an extensive uPVC conservatory overlooking a maintained rear garden.

The extended kitchen provides a wide selection of fitted units with ample space for a dining table and chairs and door to the rear garden. The two well proportioned double bedrooms are positioned across the front aspect overlooking a substantial front garden, offering a high degree of privacy, and a fitted bathroom.

Outside is a driveway leading to single detached garage with side gated access to the rear garden with a patio landscaped garden. The home is uPVC double glazed and gas centrally heated. This popular location is ideally located for Burton town centre and close to rural areas within the suburbs of Burton on Trent..



## The Accommodation

### Entrance Porch

An internal door to the reception hallway.

### Reception Hallway

With radiator and internal doors to reception rooms and bedrooms.

### Lounge

3.33m x 5.00m (10'11 x 16'5)

With uPVC double glazed window to the side elevation, feature fireplace with inset living flame effect gas fire, doors opening through into the Conservatory.

### Conservatory

5.33m x 2.64m (17'6 x 8'8)

With uPVC double glazed windows and doors opening onto the rear garden area and part polycarbonate, and flat roof areas.

### Fitted Kitchen Diner

4.60m x 3.58m (15'1 x 11'9)

A fitted kitchen having a selection of base and eye level wall units, space for oven, stainless steel sink, plumbing for washing machine and integrated fridge/freezer, uPVC windows and back door to the garden.

### Master Bedroom

4.09m x 3.33m (13'5 x 10'11)

With uPVC window to the front aspect and radiator.

### Double Bedroom Two

3.66m x 3.02m (12'0 x 9'11)

With uPVC window to the front aspect and radiator.

### Fitted Bathroom

2.64m x 1.96m (8'8 x 6'5)

Fitted with a three piece bathroom suite comprising:- panelled bath with shower over, low level wc, hand wash basin, obscure uPVC double glazed window to the front elevation, radiator and airing cupboard which houses the gas fired combination boiler.

### Outside

An established corner plot with front black paved driveway and single garage, with gardens to front side and rear elevations.

Draft details awaiting vendor approval and subject to change.

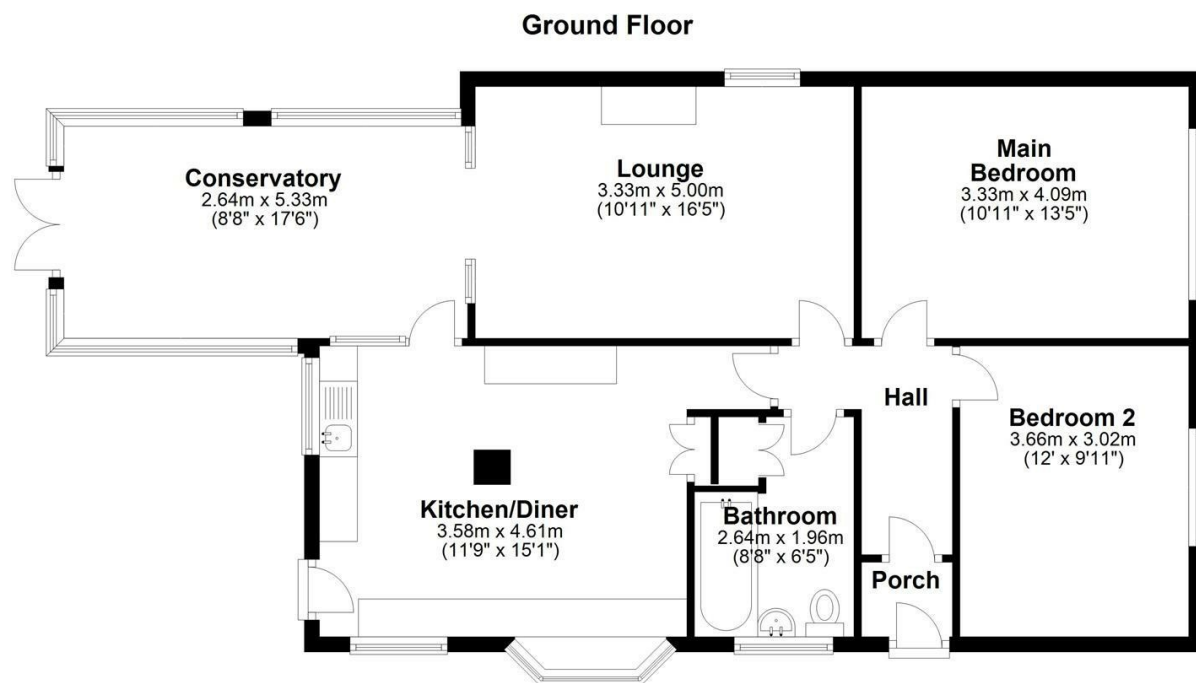












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**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested 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.

**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. 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.



Council Tax Band D

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN