




Constables
SALES & LETTINGS

Mudhouse Lane, , Burton

£650,000

An aerial photograph of a three-bedroom detached dormer-style bungalow. The house is white with a grey tiled roof and a prominent front porch with a glass extension. It is surrounded by a large, well-maintained garden with various trees, shrubs, and a paved driveway. The property is situated on a hillside, with other houses visible in the background under a clear sky.

Constables are delighted to offer to the market this exceptional three-bedroom detached dormer-style bungalow on the exclusive Mudhouse lane of Burton. This property is offered to the market in outstanding condition with modern, well-presented fit and finish throughout, a large and private rear garden and off-road parking for several vehicles along with an integral garage.

This property briefly comprises; an entrance hall, lounge with a feature fireplace and log-burning stove, dining room with a feature bay window and glass window/door linking through to the kitchen. The kitchen is a beautifully presented modern farmhouse-style kitchen with a wide range of low and high-level storage, integrated appliances and dining space.

The property enjoys three double bedrooms, the master of which has been created within the loft space and enjoys storage built into the eaves and an additional bathroom, the other two double bedrooms are located on the ground floor, and one is currently being utilised as a second reception room. The ground floor bathroom hosts a white three-piece suite along with a stand-alone shower.

Externally to the front of the property, there is off road parking for several cars along with a large front garden with mature borders and hedgerows. To the rear of the property there is a patio seating area, a pond with a waterfall, a summerhouse and a garden cabin along with a large garden with mature borders.



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- Three Bedroom Detached Dormer Bungalow
- Glass Ceiling Conservatory

- Exclusive Semi Rural Location
- Victorian Style Greenhouse

- Newly Fitted Kitchen
- Off Road Parking and Garage

Entrance Hall

Lounge

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

Dining Room

11'11 x 9'7 (3.63m x 2.92m)

Kitchen

11'4 x 14'9 (3.45m x 4.50m)

Master Bedroom

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

Second Bedroom / Study

11'11 x 12'1 (3.63m x 3.68m)

Conservatory

11'4 x 18'6 (3.45m x 5.64m)

First Floor

Third Bedroom

13'4 x 18'10 (4.06m x 5.74m)


Second Bathroom

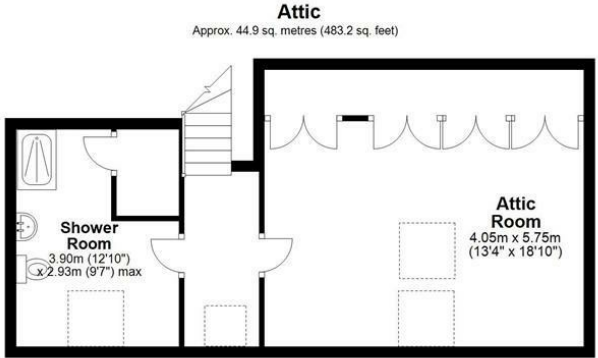
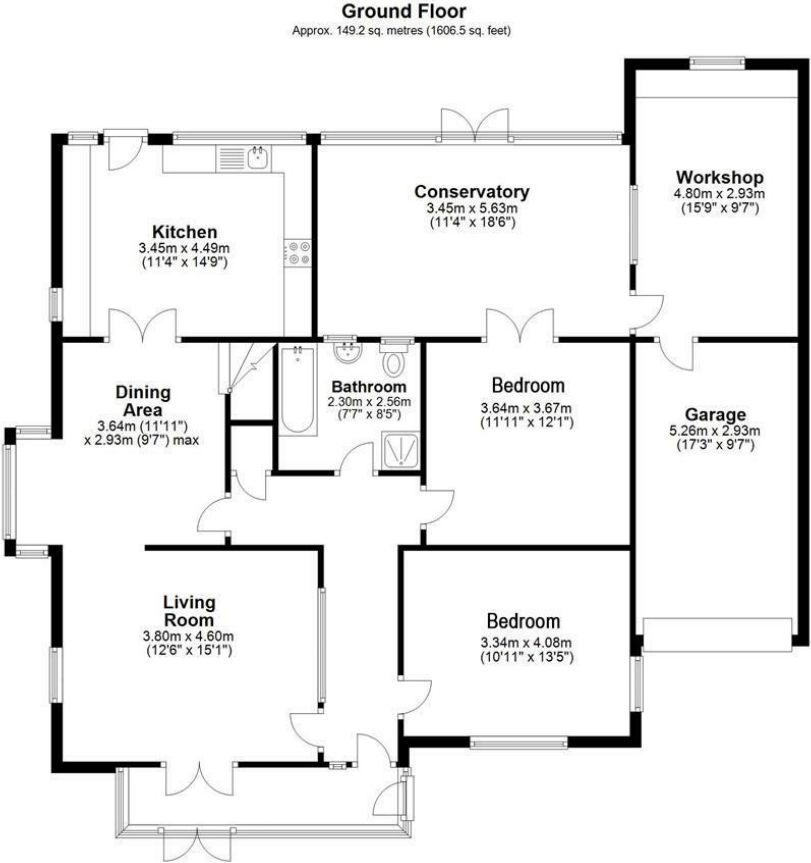
12'10 x 9'7 (3.91m x 2.92m)



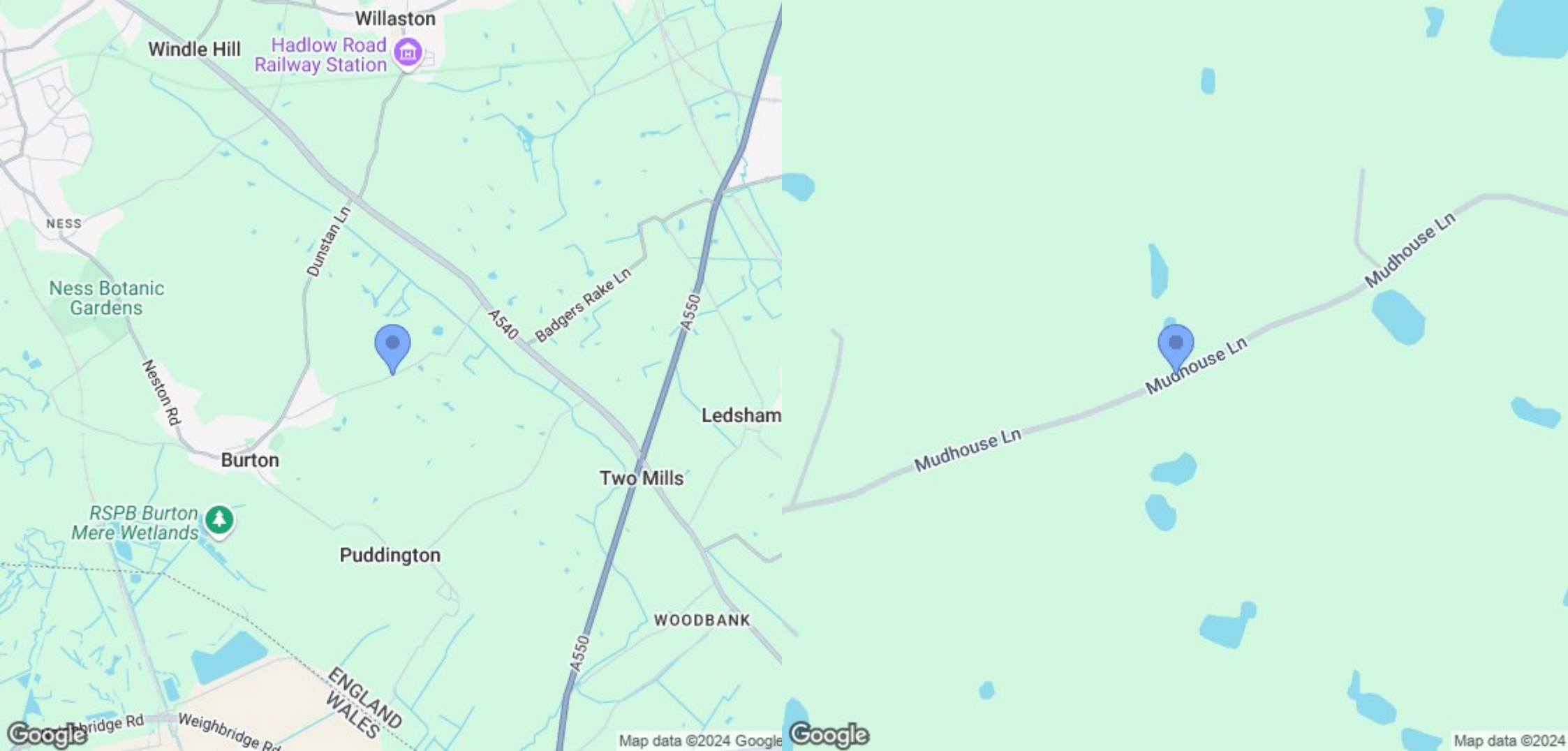


EPC & Floor Plan

| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 76 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Total area: approx. 194.1 sq. metres (2089.7 sq. feet)
Hedgerow, Mudhouse Lane, Burton, Neston



Location Map

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