



Suffolk Road, Stapenhill



Freehold

Guide price £190,000



Key Features

- Well Proportioned Semi Detached House
- Three Bedrooms
- Double Glazing & Central Heating
- Useful External Storage Space
- Good Sized Prominent Plot
- Potential To Extend (subject to PP)
- EPC rating





A well proportioned traditionally constructed semi detached house in this well established residential area close to local facilities and amenities. The property offers well proportioned and good sized accommodation which in brief comprises: - entrance hall, lounge/diner, conservatory, breakfast kitchen, side passage with access to front and rear, wc and good sized store room. On the first floor a landing leads to three bedrooms and bathroom. Outside to the front is a good sized fore garden, ample car standing and large outside storage area. To the rear is an enclosed garden. The nature of the plot offers considerable scope for the property to be extended/alterd (subject to planning).

Accommodation In Detail

Upvc entrance door leading through to

Entrance Hall

having staircase rising to first floor.

Lounge/Diner

6.79m x 4.14m (22.3ft x 13.6ft)

having two central heating radiators, Upvc bow window to front elevation, feature fireplace with polished wood surround, glazed panel door to hallway and Upvc double doors opening into

Conservatory

2.91m x 2.7m (9.5ft x 8.9ft)

having door to side elevation.

Breakfast Kitchen

3.47m x 2.39m (11.4ft x 7.8ft)

having a range of white high gloss fronted base cupboards with drawers and matching wall mounted units, stainless steel sink with mixer tap, appliance space including plumbing for washing machine, central heating radiator, wall mounted gas fired boiler, Upvc double glazed window to rear elevation and Upvc door to side.

Side Passage

having Upvc doors to front and rear elevations.

WC

Store Room

having two doors leading to the passageway.

On The First Floor

Landing

having central heating radiator, airing cupboard and window to side elevation.

Bedroom One

3.78m x 3.16m (12.4ft x 10.4ft)

having central heating radiator, built-in double wardrobe and Upvc double glazed window to front elevation.

Bedroom Two

3.5m x 3.27m (11.5ft x 10.7ft)

having central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three

2.74m x 2.41m (9ft x 7.9ft)

having central heating radiator and Upvc double glazed window to front elevation.

Bathroom

having three piece white suite comprising bath with electric shower over together with glazed side screen, wc, wash basin, tiled surrounds, wood panelling to dado level, central heating radiator and Upvc double glazed window to rear elevation.

Outside

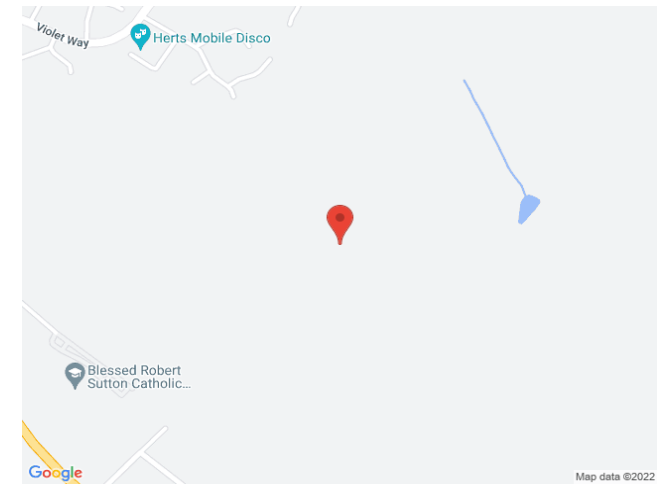
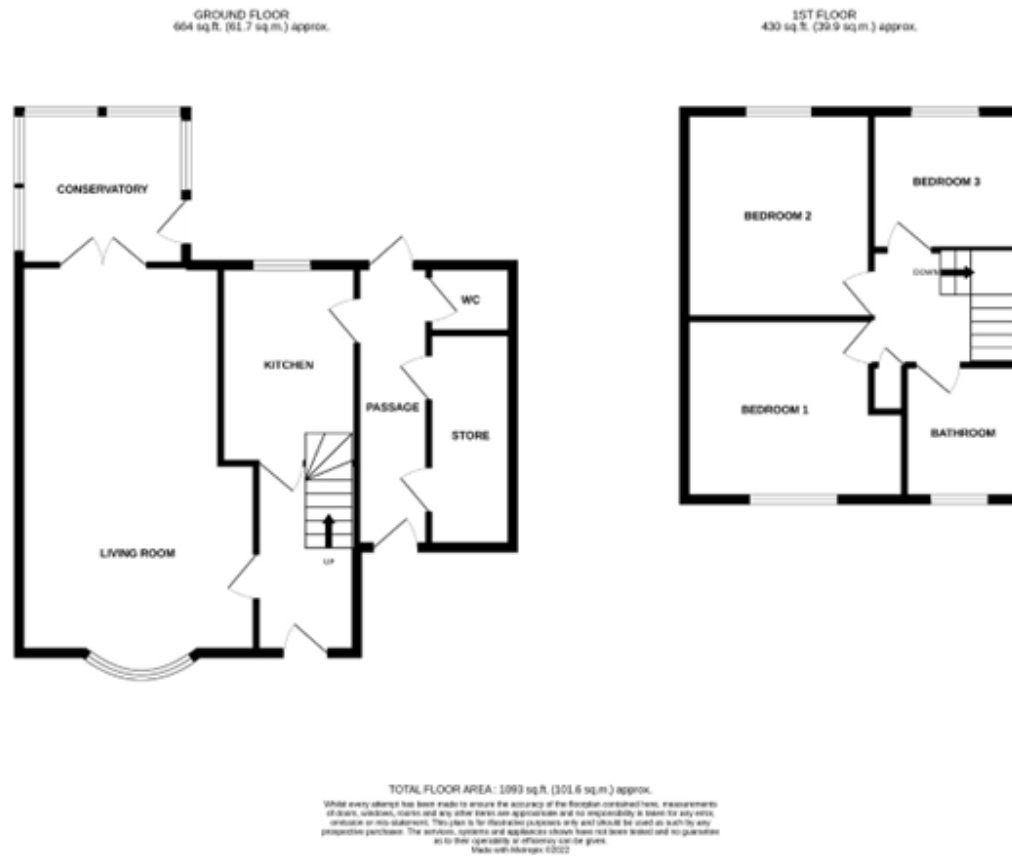
There is an enclosed fore garden with a gated driveway which provides ample car-standing space. The garden is part laid to lawn with a paved driveway and gravelled area. To the rear is an enclosed garden with patio area and has been gravelled for ease of maintenance with some established shrubs. To the side are a range of store sheds.

Services All mains are believed to be connected.

Measurement the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Floorplan



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