



Stanhope Glade, Bretby,
Burton-on-Trent



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Guide Price £325,000



Key Features

- Large Four Bedroom Detached Home
- Offering Excellent Potential & Scope For Improvement
- Substantial, Mature Garden Plot
- Two Reception Rooms Plus Conservatory
- Extensive Parking & Detached Double Garage
- Immediate Vacant Possession
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this substantial detached home situated in a popular location just off the A511. The home has been in the same ownership for many years and offers great scope for alteration, extension and improvement and features accommodation which in brief comprises: - open porch entrance hall, guest cloak room, large lounge with conservatory off, second reception room, kitchen, utility room, on the first floor a spacious landing leads to four well proportioned bedrooms, bathroom and shower room. Outside the property is approached via a private lane, a sweeping tarmac driveway provides parking for numerous vehicles and leads to a detached double garage. To the rear is a pleasant, mature garden with lots of trees and shrubs.

Accommodation In Detail

Open Canopied Entrance

Hardwood entrance door leading to

Entrance Hall 3.33m x 1.63m (10'11" x 5'4")

having useful store off, one double central heating radiator and staircase rising to first floor.

Guest Cloak Room

having low level wc, wall mounted wash basin, one central heating radiator and obscure glazed window to front elevation.

Large Lounge/Diner 4.25m x 6.77m (13'11" x 22'2")

having Upvc double glazed window to front elevation, sliding double glazed patio doors to rear, two double central heating radiators and fitted wall light points.

Conservatory 3.00m x 2.19m (9'10" x 7'2")

having tri-polycarbonate panelled ceiling, Upvc double glazed units with top opening lights and French doors opening out to garden.

Second Reception Room 3.80m x 2.80m (12'6" x 9'2")

having large picture window to side elevation and one central heating radiator.

Kitchen 3.82m x 3.55m (12'6" x 11'7")

having Upvc double glazed window overlooking the rear garden, range of Royal blue and white units with complementary rolled edged working surfaces, stainless steel sink with double draining unit and electric cooker point.

Utility Room 1.72m x 1.81m (5'7" x 5'11")

having Upvc double glazed window to rear elevation, stainless steel sink and drainer, plumbing for washing machine and fitted Glowworm Hideaway gas fired central heating boiler.

On The First Floor

Spacious Landing

having access to loft via retractable ladder.

Master Bedroom 4.25m x 3.66m (13'11" x 12'0")

having one central heating radiator, spotlights to ceiling and secondary glazed window to front elevation.

Bedroom Two 3.66m x 3.00m (12'0" x 9'10")

having one central heating radiator, Upvc double glazed window to rear elevation and spotlights to ceiling.

Bedroom Three 3.25m x 2.84m (10'8" x 9'4")

having secondary glazed window and one central heating radiator.

Bedroom Four 3.25m x 2.55m narrowing to 1.6m

having useful overstairs storage cupboard, secondary glazed window to front elevation and one central heating radiator.



Bathroom

having suite comprising panelled bath, pedestal wash basin, low level wc, obscure double glazed window to rear elevation, full tiling complement to walls, airing cupboard incorporating lagged hot water cylinder, one central heating radiator, fitted shave point.

Shower Room

having tiled shower tray with thermostatically controlled shower.

Outside

The property is approached via a private road which in turn leads to a sweeping tarmac driveway providing parking for numerous vehicles. A detached double garage has up and over door, electric light and power. The rear garden is of substantial proportions and features mature trees and shrubs and offers extreme privacy. There is a shed and greenhouse erected.

Services

All mains services are believed to be connected to the property.

Measurement

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

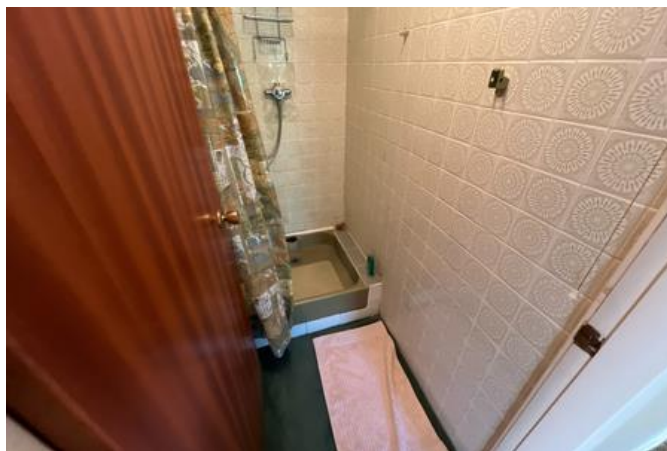
Tenure

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.

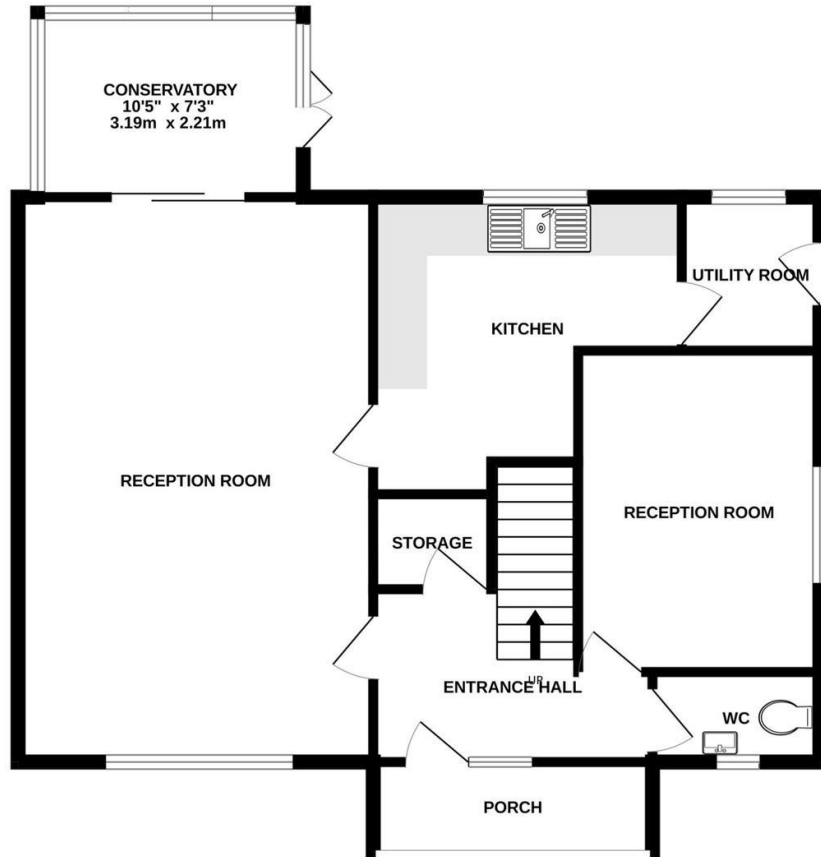
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

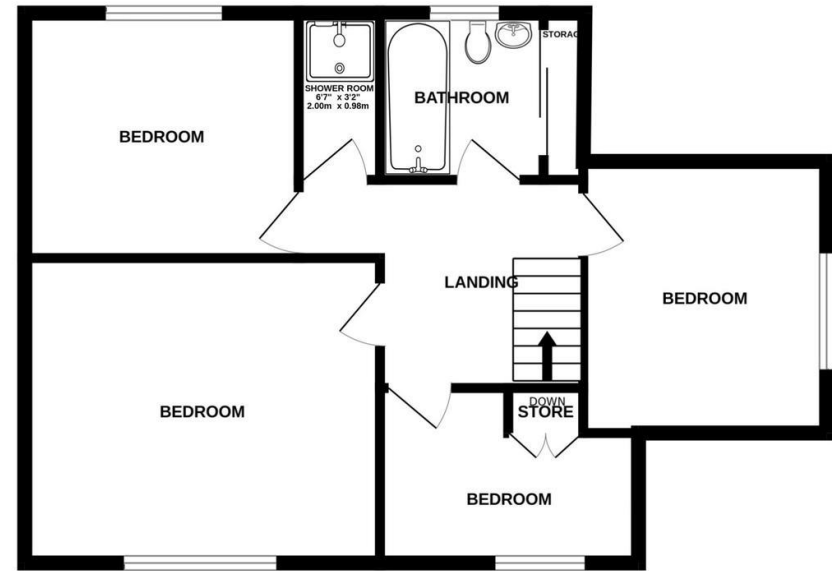




GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.

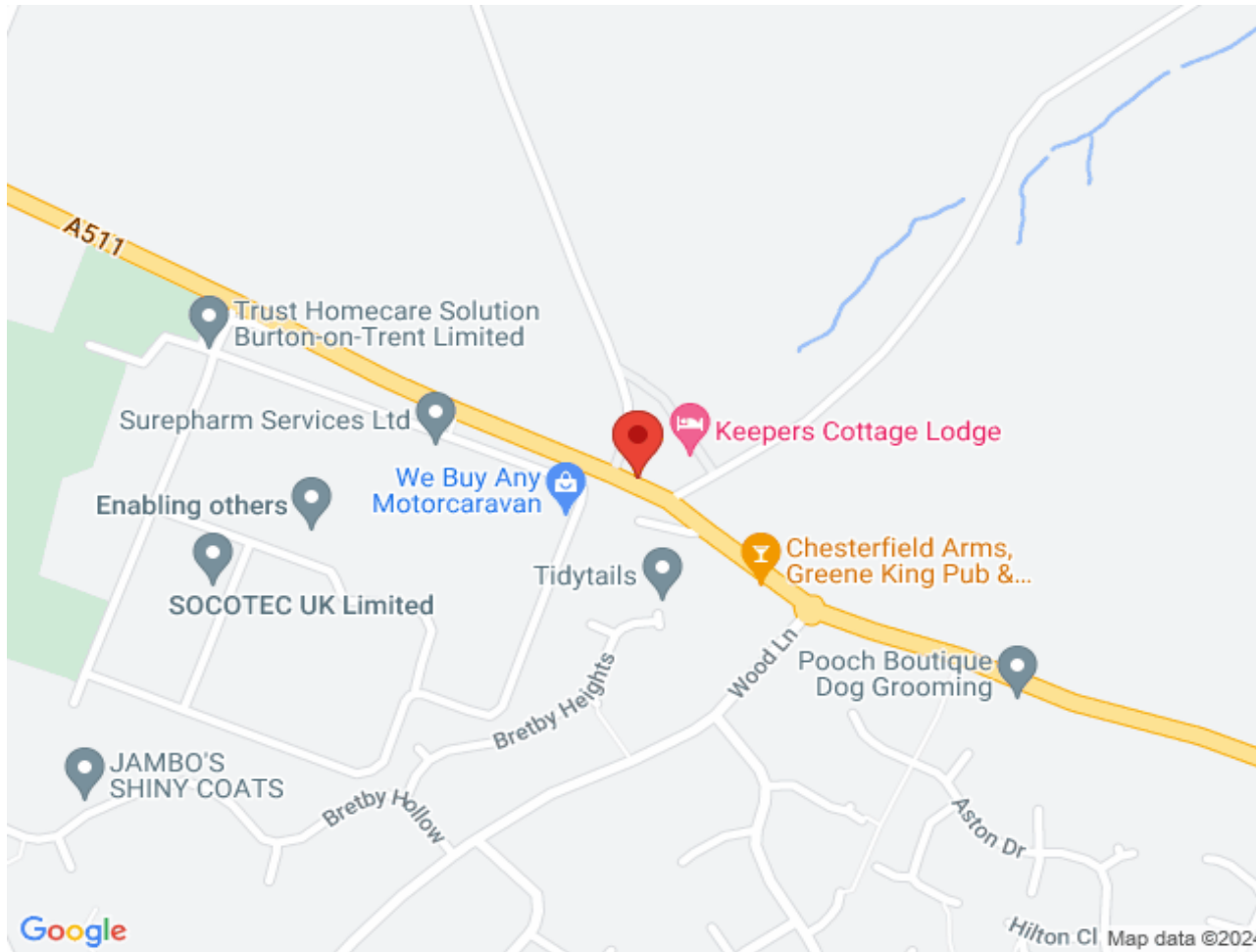


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TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
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