



Sandringham Avenue, Stapenhill,
Burton-on-Trent



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Guide price £240,000



Key Features

- Modern Semi Detached Home
- Highly Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Excellent Sized Garden Plot
- Lovely Views Towards Brizlincote Hall
- Three Spacious Bedrooms
- EPC rating D
- Freehold





Situated in this highly regarded residential location and within this quiet cul de sac this spacious modern three bedroomed semi detached home is worthy of an internal inspection to fully appreciate. Arranged over two floors the home in brief comprises - entrance hall, fabulous lounge opening into the dining room, fitted kitchen and on the first floor a landing leads to three very good sized bedrooms and bathroom with modern suite. There are good sized gardens to the front, a driveway provides access to a detached brick built garage and to the rear lies a good sized mainly lawned garden.



Accommodation In Detail

Half obscure leaded double glazed entrance door with obscure double glazed light to side leading to:

Spacious Entrance Hall 4.61m x 1.80m (15'1" x 5'11")

having one central heating radiator, staircase rising to first floor, useful understairs storage area and full height storage cupboard.

Front Sitting Room 3.96m x 4.30m (13'0" x 14'1")

having one central heating radiator, coving to ceiling, fitted wall light points, feature maple effect fireplace with marble hearth and backplate together with inset Living Flame gas fire and Upvc double glazed window providing views over the front garden and open fields towards Brizlincote Hall. Opening leading through to:

Dining Room 2.70m x 3.10m (8'11" x 10'2")

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

Kitchen 2.70m x 2.70m (8'11" x 8'11")

having large full height pantry cupboard with extensive array of fitted shelving, array of maple fronted base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, integrated fridge/freezer, one central heating radiator, gas cooker point, plumbing for washing machine, Upvc double glazed window overlooking the rear garden and obscure Upvc double glazed door to side.



On The First Floor

Landing

having Upvc double glazed window to side elevation, access to loft space and built-in storage cupboard.

Bedroom One 3.42m x 4.28m (11'2" x 14'0")

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

Bedroom Two 3.44m x 2.70m (11'4" x 8'11")

having Upvc double glazed window to rear elevation, one central heating radiator and built-in range of storage cupboards.

Bedroom Three 3.23m x 2.41m (10'7" x 7'11")

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

Bathroom

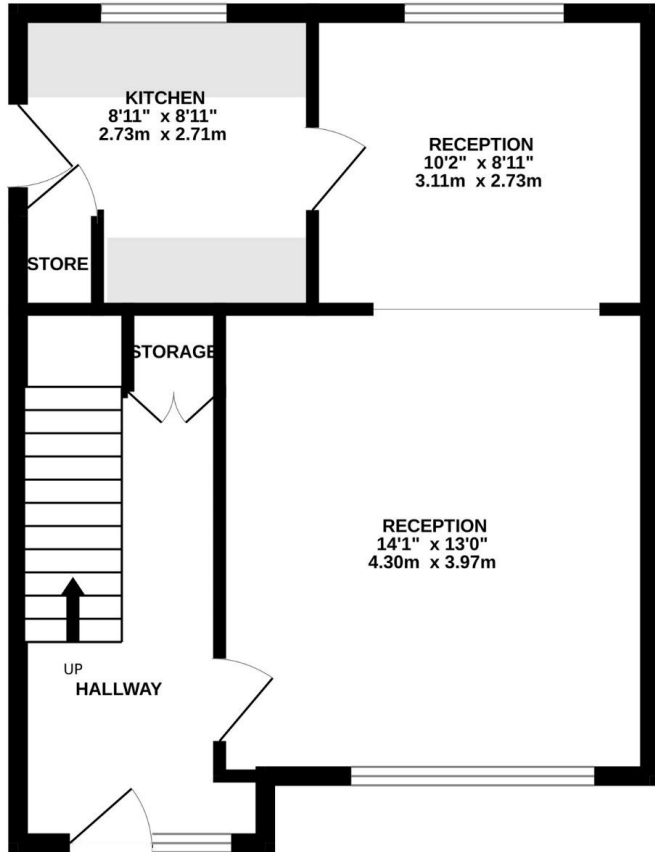
having side fill panelled bath with electric shower over, vanity wash basin, low level wc, full tiling complement to all walls, obscure Upvc double glazed window to rear elevation and heated chrome ladder towel radiator.

Outside

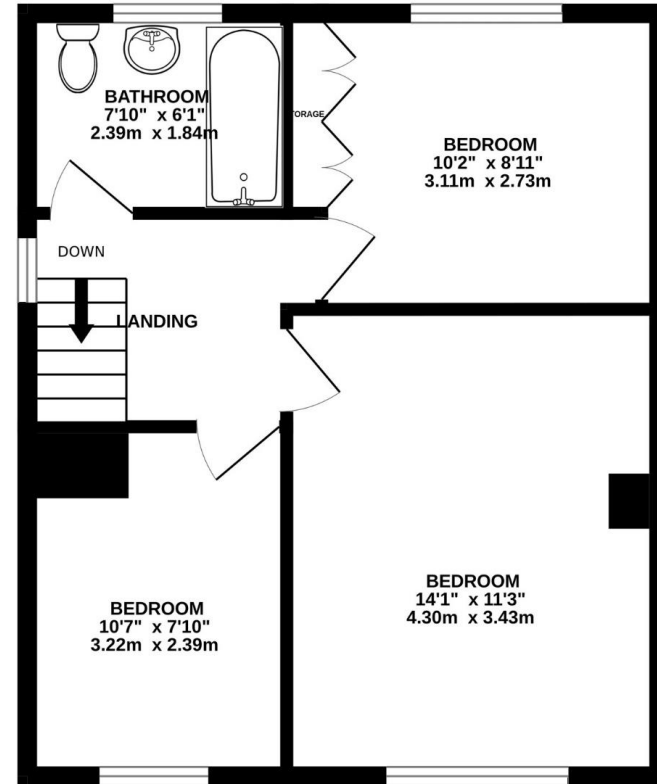
To the front of the property is a mainly lawned fore garden with shrubbed borders, an adjacent driveway provides ample parking and leads to a detached garage. The rear garden features a good sized patio area, beyond which lies a mainly lawned garden which is well screened by timber fencing.



GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

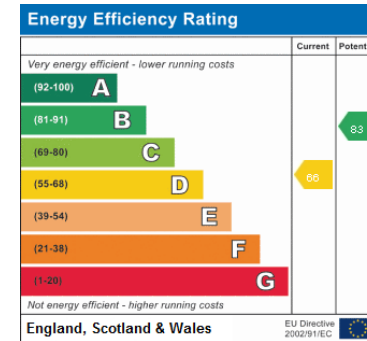


1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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Address:
19, rUKuGf Avenue

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.

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