



Ivy Lodge Close, Stapenhill,
Burton-on-Trent



3



1



2

Guide price £210,000



Key Features

- Detached Home
- Three Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Cul De Sac Location
- Excellent Position Close To Amenities & Facilities
- Immediate Vacant Possession
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well positioned detached home which provides great potential for a discerning purchaser. Arranged over two floors the accommodation in brief comprises: - entrance hall, large front sitting room, separate dining room, re-fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside there are gardens to both front and rear, a driveway to the side provides ample parking.

Accommodation In Detail

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

Entrance Hall

having staircase rising to first floor and fitted meter cupboard.

Front Sitting Room 3.21m x 4.84m (10'6" x 15'11")

having Upvc double glazed window to front elevation, coving to ceiling and fitted wall mounted gas fire.

Dining Room 2.43m extending to 3.26m x 3.55m extending to 4.53m

having Upvc double glazed sliding patio doors leading out to rear garden, one double central heating radiator and useful understairs storage cupboard.

Kitchen 2.57m x 2.25m (8'5" x 7'5")

having a good range of white high gloss fronted base and eye level units with complementary rolled edged working surfaces, integrated appliances including fridge, freezer and fan assisted oven, electric hob, stainless steel sink and draining unit with mixer tap over, fitted extractor vent, electric fan heater, wall mounted gas fired central heating boiler with timer, Upvc double glazed window to side elevation and Upvc double glazed door to rear.

On The First Floor

Landing

having Upvc double glazed window to side elevation, access to loft space via retractable ladder and airing cupboard with lagged hot water cylinder.

Master Bedroom 4.85m x 3.23m (15'11" x 10'7")

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

Bedroom Two 2.96m x 2.61m (9'8" x 8'7")

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

Bedroom Three 2.60m x 1.78m (8'6" x 5'10")

having Upvc double glazed window to rear elevation.

Bathroom

having white suite comprising panelled bath, pedestal wash basin, low level wc, heated ladder towel radiator, extensive tiling around bath area, obscure Upvc double glazed window to side elevation and fitted extractor vent.

Outside

To the front of the home is a mainly lawned fore garden with an adjacent driveway providing ample parking. To the rear is a good sized garden which features a paved patio area, lawned area and a subsequent area has numerous sheds.

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

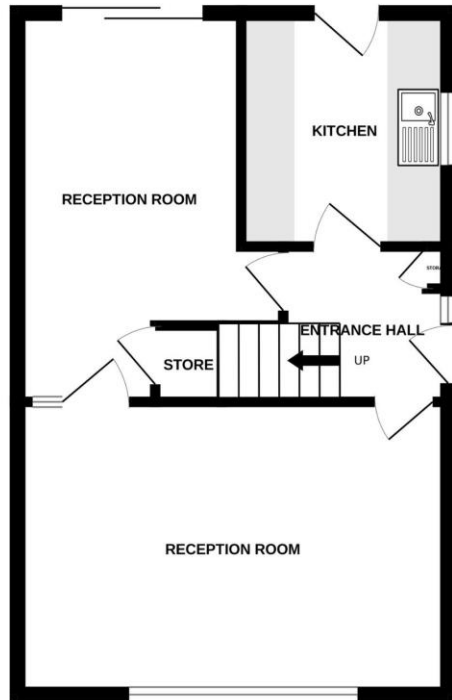
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

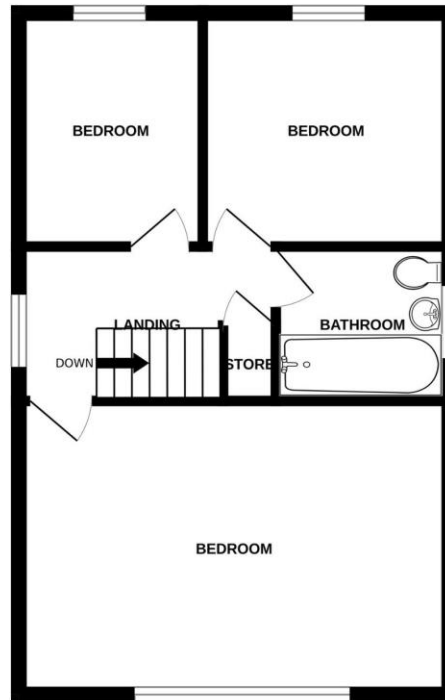
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



18 IVY LODGE CLOSE

TOTAL FLOOR AREA : 821 sq.ft. (76.2 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		82
(69-80)	C		
(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:
18 Ivy Road, Close

