



The Carousels, Burton-on-Trent



2



1



1

Offers in Excess of £165,000



Key Features

- Completely Refurbished Detached Bungalow
- Well Regarded Cul De Sac Position
- Newly Fitted Kitchen & Bathroom
- Detached Garage
- Immediate Vacant Possession
- Viewing A Must To Appreciate
- EPC rating D
- Freehold





Situated in this pleasant cul de sac this well presented, recently refurbished, two double bedroomed detached bungalow residence is worthy of an internal inspection in order to appreciate the standard of accommodation on offer. In brief the property comprises: - entrance hall, newly fitted kitchen, good sized lounge, inner lobby leading to two bedrooms and newly fitted bathroom. Outside are pleasant gardens to front and rear and a driveway provides access to a detached garage.

Accommodation In Detail

Security entrance door with obscure double glazed top light and obscure double light to side leading to:

Entrance Hall

having full height storage cupboard housing recently fitted Baxi condensing boiler, one central heating radiator and fitted smoke alarm.

Lounge 3.06m x 5.25m (10'0" x 17'2")

having Upvc double glazed bow window to front elevation, one central heating radiator, coving to ceiling, fitted wall light points, thermostatic control for central heating and fitted oak fireplace with marble backplate and hearth together with fitted electric fire.

Kitchen 2.65m x 2.57m (8'8" x 8'5")

having a good range of newly fitted white fronted base and eye level units with complementary rolled edged working surfaces, enamel sink and draining unit with swan neck mixer tap, plumbing for washing machine, fitted four ring electric hob with extractor over and oven under, ceramic tiling to floor, one central heating radiator, Upvc double glazed window to side elevation and obscure Upvc half double glazed door to side.

Inner Lobby

having fitted smoke alarm, access to loft and airing cupboard incorporating lagged hot water cylinder.

Master Bedroom 3.06m x 3.24m (10'0" x 10'7")

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

Bedroom Two 2.60m x 3.20m (8'6" x 10'6")

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

Newly Fitted Bathroom

having modern white suite comprising panelled bath with fitted electric shower over, vanity wash basin, low level wc, full tiling complement to walls, obscure Upvc double glazed window to side elevation and one central heating radiator.

Outside

To the front of the property is a artificial lawned fore garden and an adjacent tarmacadam driveway leads to a detached brick built garage with electric remote controlled roller shutter door. To the rear is a pleasant enclosed garden and features a patio area, lawned area and flower and shrubbed borders.

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
547 sq. ft. (50.8 sq. m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

9 The Carousels

TOTAL FLOOR AREA : 547 sq. ft. (50.8 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.
Made with Metropix ©2020



 **NEWTON FALLOWELL**

01283 564657
burton@newtonfallowell.co.uk