



Short Street, Stapenhill,
Burton-on-Trent



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Guide price £185,000



Key Features

- Spacious Traditional Semi Detached Home
- Originally Three Bedrooms But Converted To Two
- Beautifully Presented Throughout
- Stunning Landscaped Rear Garden
- Extensive Off Road Parking
- Viewing A Real Must To Appreciate
- EPC rating E
- Freehold





Viewing is essential to appreciate the quality of accommodation on offer in this traditional family home. Arranged over two floors the accommodation comprises in brief: - entrance hall, guest cloaks/utility, large lounge with lovely conservatory off, well fitted kitchen and on the first floor a landing leads to two double bedrooms and beautifully appointed family bathroom (which was formerly bedroom three). To the rear of the home is a delightful landscaped garden with seating and lawned areas and a range of timber outhouse, and to the front is a forecourt providing ample parking.

Accommodation In Detail

Upvc half obscure stain glazed entrance door leading to:

Entrance Hall 1.75m x 2.93m (5'8" x 9'7")

having staircase rising to first floor, Travertine tiling to floor, one central heating radiator, useful understairs storage cupboard and fitted smoke alarm.

Large Sitting Room 3.49m x 4.88m (11'6" x 16'0")

having Upvc double glazed bow window to front elevation, fitted picture rail, one central heating radiator, feature marble fireplace with matching cream backplate and hearth together with fitted gas fire, quality fitted oak effect laminate flooring and sliding double glazed patio doors opening into:

Conservatory 3.40m x 3.52m (11'2" x 11'6")

having ceramic tiling to floor, tri-polycarbonate double glazed roof, one double central heating radiator, double glazed lights with top openers and French doors opening out to the rear garden.

Kitchen 4.87m x 1.81m (16'0" x 5'11")

having a good range of high gloss cream fronted base and eye level units with complementary rolled edged working surfaces, sink and draining unit with swan neck mixer tap, Upvc double glazed windows to front, side and rear elevations, Upvc double glazed door to rear, one central heating radiator, ceramic tiling to floor, fitted extractor vent, coving to ceiling and cupboard housing fitted Worcester condensing combi gas fired central heating boiler.

Utility/Guest Cloak Room

having a range of high gloss cream fronted base and wall mounted units, plumbing for washing machine, Travertine tiling to floor, half tiling complement to two walls, Upvc double glazed window to rear elevation with integrated shutters, fitted extractor vent, one central heating radiator and low level twin flush wc.

On The First Floor

Landing

having Upvc double glazed window and access to loft via wooden drop wooden ladder.

Master Bedroom 3.10m x 4.88m (10'2" x 16'0")

having a range of two double built-in wardrobes, Upvc double glazed windows to front and rear elevations, one central heating radiator and fitted picture rail.

Bedroom Two 2.35m x 2.75m extending to 3.68m

having Upvc double glazed window to front elevation, fitted picture rail, one central heating radiator and quality fitted laminate flooring.

Beautifully Re-Fitted Bathroom 2.40m x 1.90m (7'11" x 6'2")

having a suite comprising panelled bath with mixer tap and thermostatically controlled shower over together with folding glass and chrome screen, vanity wash basin with drawers and cupboards, low level twin flush wc with concealed cistern, one central heating radiator, low intensity spotlights to ceiling, fitted extractor vent and Upvc double glazed window to rear elevation with integrated shutters.





Outside

To the front of the property is a deep fore court which provides parking for three-four vehicles, there is a evergreen planted border. To the rear is a stunning garden which features extensive patio and seating areas, large pond with waterfall, beyond which lies a lively lawned private garden which is well stocked. There are numerous sheds and electricity is supplied to some of these.

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.

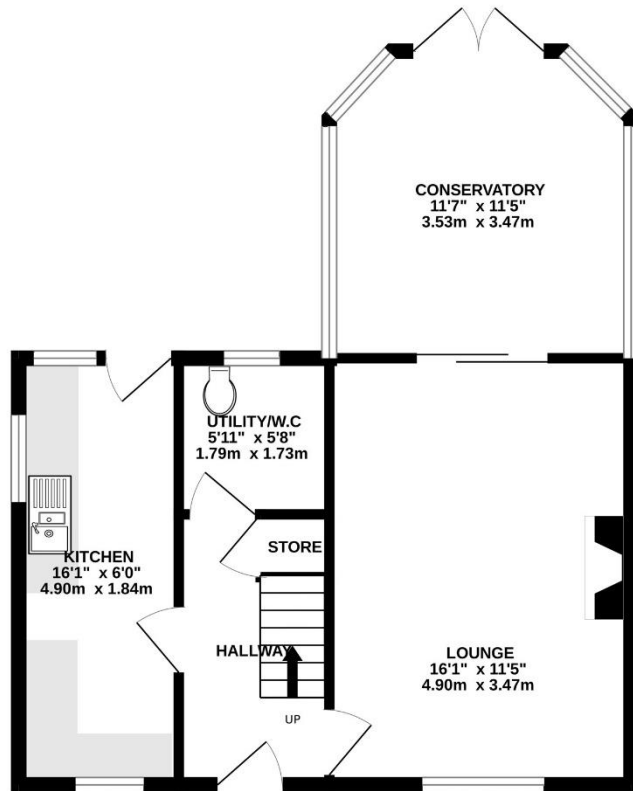
Note

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.

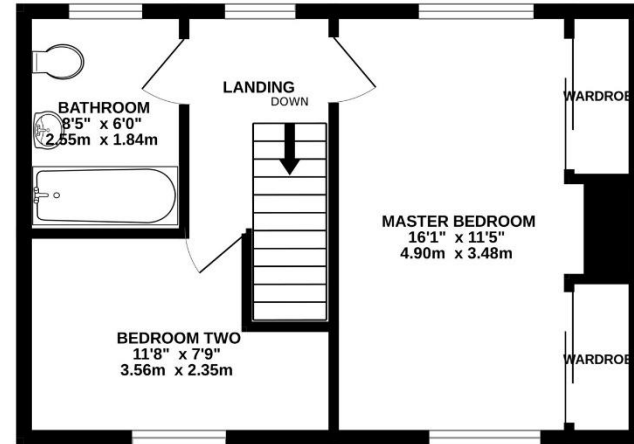




GROUND FLOOR



1ST FLOOR



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+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

