



Violet Lane, Stapenhill, Burton-on-Trent



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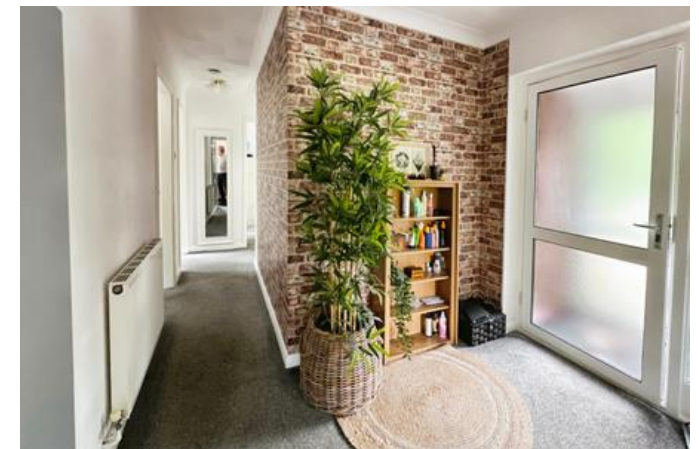
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Guide price £300,000



Key Features

- Impressive Individual Detached Bungalow
- Convenient Location Close To Amenities
- Located Off Private Driveway
- Good Sized Garden Plot
- Three Well Proportioned Bedrooms
- Large Fitted Breakfast Kitchen
- EPC rating D
- Freehold





Situated in this popular location this well presented three bedroomed detached bungalow occupies a good position and features spacious accommodation which in brief comprises:- entrance porch, entrance hall, large reception room, substantial breakfast kitchen with lean-to off, three well proportioned bedrooms, bathroom and separate wc. Outside are gardens to the front and rear which are of a good size, and a driveway provides ample parking and leads to a detached garage.

Accommodation In Detail

Obscure Upvc double glazed entrance door with obscure double glazed light to side leading to:

Entrance Lobby

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

L-Shaped Entrance Hall 4.70m x 2.37m (15'5" x 7'10")

having one double central heating radiator, coving to ceiling, fitted smoke alarms, access to loft via retractable ladder and large full height double storage cupboard.

Reception Room 3.70m x 5.47m (12'1" x 17'11")

having leaded double glazed windows to front and either side, two double central heating radiators and feature fireplace with marble backplate and hearth together with fitted Living Flame gas fire.

Large Re-Fitted Dining Kitchen 4.56m x 3.67m (15'0" x 12'0")

having a good range of light oak base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, four ring electric hob with stainless steel extractor over, integrated electric oven, leaded Upvc double glazed window to side elevation, coving to ceiling, window to rear elevation and obscure double glazed door leading through to:

Lean-To Conservatory 1.50m x 3.60m (4'11" x 11'10")

having one central heating radiator, Terrazzo tiling to floor, tri-polycarbonate roof, Upvc double glazed lights to side and rear and obscure double glazed door to side.

Master Bedroom 3.65m x 3.55m (12'0" x 11'7")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and built-in double wardrobe.

Bedroom Two 3.62m x 3.49m (11'11" x 11'6")

having built-in double wardrobe, Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Bedroom Three 2.67m x 2.37m (8'10" x 7'10")

having leaded Upvc double glazed window to front elevation and built-in double wardrobe.

Bathroom

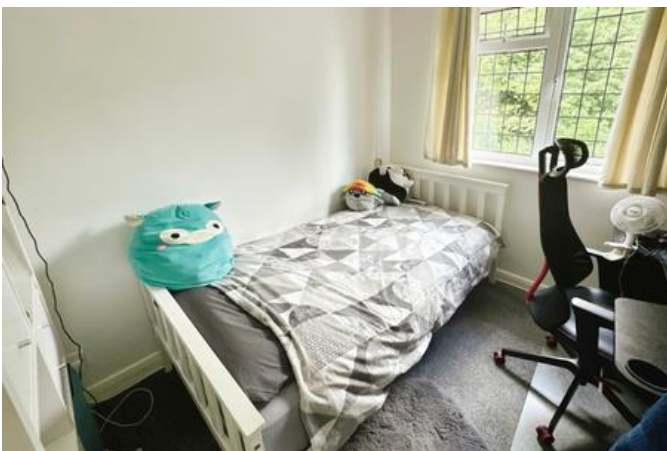
having suite comprising panelled bath with shower attachment over, vanity wash basin, shower enclosure with thermostatically controlled shower, heated ladder chrome towel radiator, ceramic tiling to floor, obscure Upvc double glazed window to front elevation and extractor vent.

Separate WC

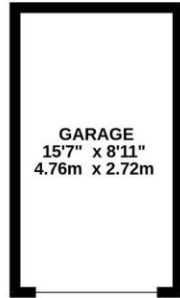
having low level twin flush wc, wall mounted wash basin, one central heating radiator, ceramic tiling to floor and half tiling to walls.

Outside

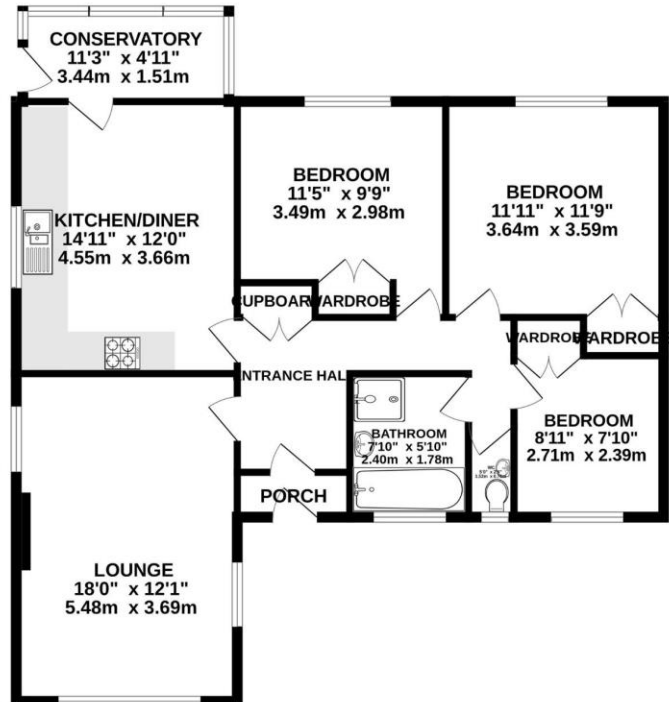
The property is approached via a private lane which gives access to a red tarmac driveway provides ample parking and leads to a detached brick built garage with up and over door, electric light and power. To the rear is a pleasant enclosed well screened garden.



GROUND FLOOR



GARAGE
15'7" x 8'11"
4.76m x 2.72m



CONSERVATORY
11'3" x 4'11"
3.44m x 1.51m

KITCHEN/DINER
14'11" x 12'0"
4.55m x 3.66m

BEDROOM
11'5" x 9'9"
3.49m x 2.98m

BEDROOM
11'11" x 11'9"
3.64m x 3.59m

BEDROOM
8'11" x 7'10"
2.71m x 2.39m

BATHROOM
7'10" x 5'10"
2.40m x 1.78m

LOUNGE
18'0" x 12'1"
5.48m x 3.69m

PORCH

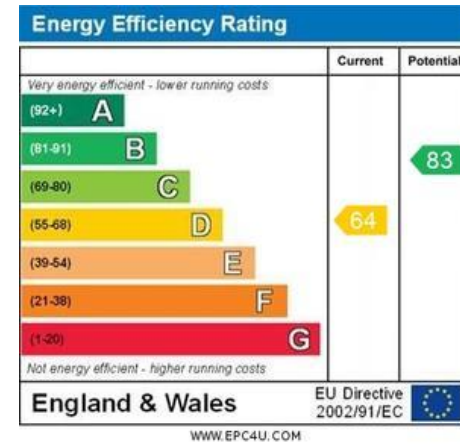
ENTRANCE HALL

CUPBOARD WARDROBE

WARDROBE WARDROBE

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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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

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