



Ironstone Lane, Stanton,  
Burton-on-Trent



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Guide price £290,000



## Key Features

- Large Modern Detached Home
- Popular Maturing Development
- Upvc Double Glazing & Gas Fired Central Heating
- Extensive Parking & Garage
- Well Presented Throughout
- Pleasant Enclosed Garden Plot
- EPC rating B
- Freehold





Situated within this modern development this very spacious four bedroomed detached family home has been competitively priced for early sale. Arranged over two floors the accommodation in brief comprises: - spacious entrance hall with store and guest cloak room off, fabulous rear reception room with French doors opening out onto the rear garden and large useful store, stunning open plan dining kitchen with extensive integrated appliances, on the first floor a landing leads to four well proportioned bedrooms, the master with en-suite and a family bathroom. To front is a driveway providing extensive parking and leading to a garage and to the rear is a pleasant mainly lawned garden with patio area.

#### Accommodation In Detail

#### Open Canopied Entrance

having Upvc half obscure double glazed entrance door leading to

#### Impressive Entrance Hall 5.5m x 1.95m (18ft x 6.4ft)

having staircase rising to first floor, fitted smoke alarm, one central heating radiator, storage cupboard housing electric consumer unit, thermostatic control for central heating and useful understairs storage cupboard.

#### Guest Cloak Room

having low level twin flush wc, pedestal wash basin, one central heating radiator, fitted extractor vent and ceramic tiling to floor.

#### Reception Room 3.65m x 5.71m (12ft x 18.7ft)

This lovely spacious room provides lots of natural light and has double French doors with double glazed lights to either side, fitted smoke alarm and one double central heating radiator.

#### Large Store 1.72m x 1.1m (5.6ft x 3.6ft)

#### Stunning Breakfast Kitchen 3.6m x 4.3m extending to 4.9m

having Upvc double glazed bay window to front elevation, one double central heating radiator, an extensive range of high gloss cream fronted base and eye level units with complementary grey woodgrain effect working surfaces, stainless steel sink and draining unit, cupboard housing fitted Ideal condensing combi gas fired central heating boiler, integrated washing machine, dishwasher and fridge/freezer, double oven, four ring gas hob with extractor over, one double central heating radiator and fitted extractor.

#### On The First Floor

#### Large Landing 2.36m x 4.45m (7.7ft x 14.6ft)

having access to loft, fitted smoke alarm and one central heating radiator.

#### Master Bedroom 3.27m x 3.57m (10.7ft x 11.7ft)

having upvc double glazed window to front elevation, thermostatic control for central heating and one central heating radiator.

#### En-Suite Shower Room

having suite comprising over-sized shower with full tiling around, low level twin flush wc, pedestal wash basin, one central heating radiator, ceramic tiling to floor and half tiling to one wall.

#### Bedroom Two 2.84m x 3.52m (9.3ft x 11.5ft)

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

#### Bedroom Three 2.81m x 3.28m (9.2ft x 10.8ft)

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

#### Bedroom Four 2.2m x 2.38m (7.2ft x 7.8ft)

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







### Bathroom

having white suite comprising panelled bath with thermostatically controlled shower over together with glass and chrome screen, pedestal wash basin, low level twin flush wc, one central heating radiator, fitted extractor, ceramic tiling to floor and extensive tiling around bath/shower area.

### Outside

Along sweeping tarmac driveway provides parking for numerous vehicles and leads to a garage with up and over door, electric light and power. To the rear is a good sized enclosed garden screened well by timber fencing and mainly laid to lawn. There is external power and water supply.

### 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

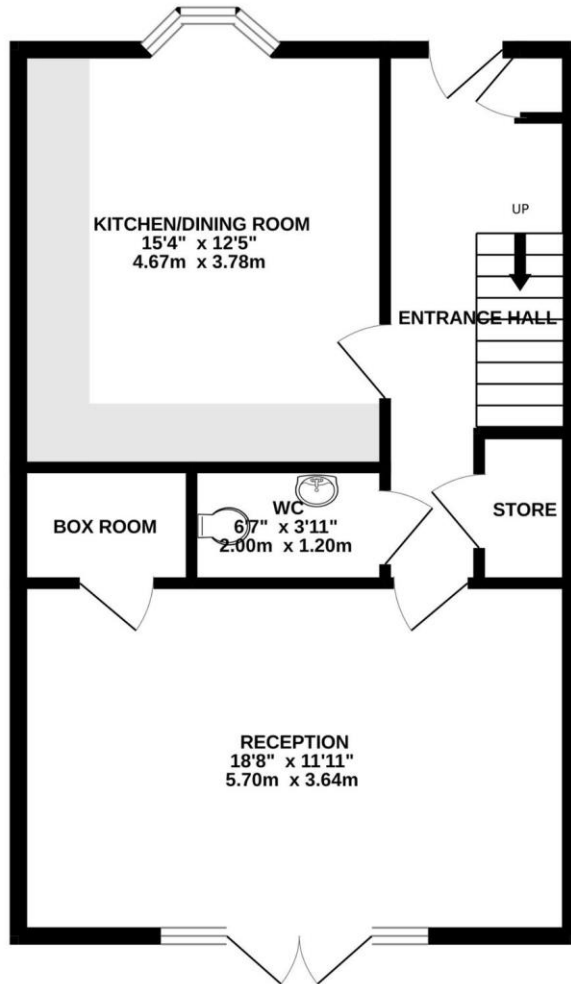
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



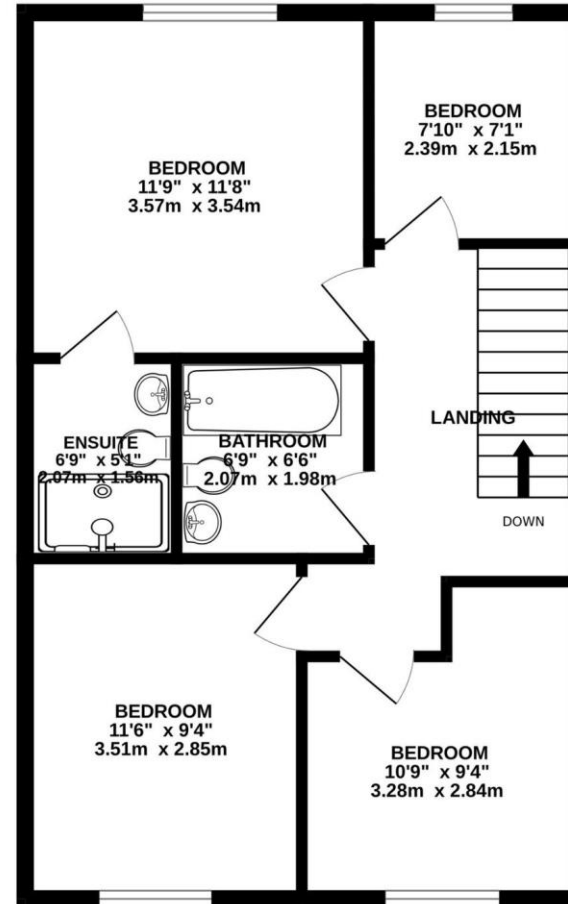




GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.

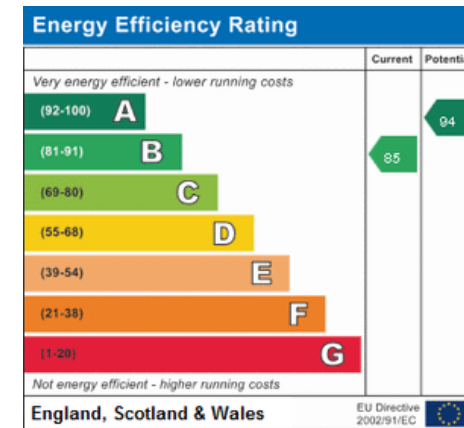


1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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