



Manor Close, Stapenhill,
Burton-on-Trent



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Guide price £189,950



Key Features

- Two Bedroomed Semi Detached Home
- Great Sized Rear Garden
- Off Road Parking
- Two Reception Rooms
- Guest Cloaks/Utility Room
- Viewing Strongly Recommended
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this good sized two bed roomed semi detached home with parking for two vehicles and a large rear garden. In brief the accommodation comprises: - entrance hall, lounge, kitchen, garden room, utility/wc and on the first floor a landing leads to two double bedrooms and family bathroom. Externally the property benefits from a great sized rear garden with large patio, lawn and a further allotment style garden area. Viewings are strongly recommended.

Accommodation In Detail

Upvc door leading to:

Entrance Hall

having staircase rising to first floor, one central heating radiator and parquet style flooring.

Lounge 3.37m x 3.99m (11'1" x 13'1")

having fitted gas fire with tiled hearth and wooden surround, BT and tv aerial point, one central heating radiator and Upvc double glazed bay window.

Kitchen 3.1m x 3.05m (10'2" x 10'0")

having base cupboards with roll top work tops, gas fired boiler, stainless steel sink and drainer with chrome mixer tap, one central heating radiator and wooden double glazed window looking into the garden room.

Inner Porch

having a good sized larder cupboard, consumer unit for electrics, storage shelving, stop tap, two frosted Upvc double glazed windows to side elevation.

Guest Cloak Room/Utility Room 1.7m x 1.84m (5'7" x 6'0")

having low level wc, space saving hand basin with chrome taps, half tiling to walls, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Garden Room 3.2m x 3.09m (10'6" x 10'1")

having one central heating radiator, Upvc double glazed units, Upvc double glazed French doors leading out to rear patio.

On The First Floor

Landing

having access to loft space and fitted smoke alarm.

Master Bedroom 3.37m x 4.04m (11'1" x 13'4")

having two built-in storage overstairs cupboards, one central heating radiator and Upvc double glazed bay window to front elevation.

Bedroom Two 3.25m x 2.71m (10'8" x 8'11")

having built-in cupboard housing the electric immersion heater and header tank, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 2.27m x 2.21m (7'5" x 7'4")

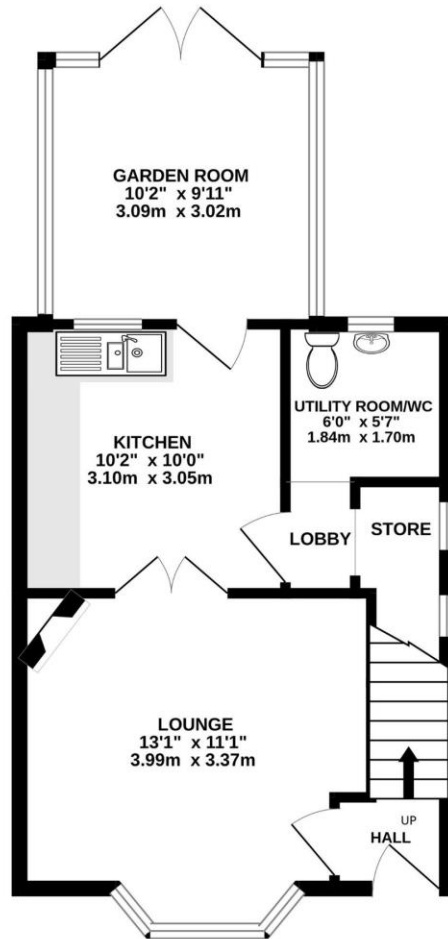
having low level wc, pedestal wash basin with chrome taps, bath with electric shower over and glass shower screen, tiling to walls, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Outside

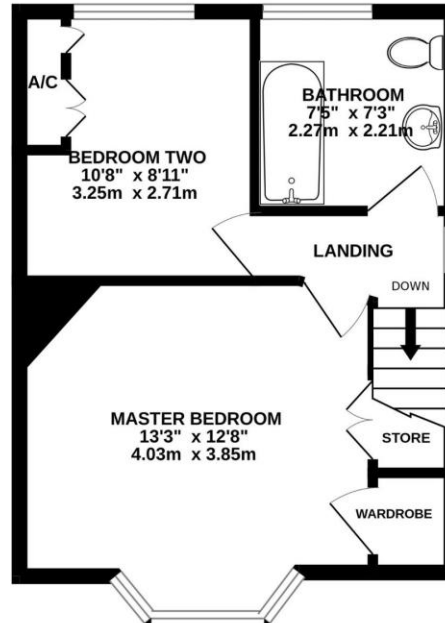
To the front of the property is a tarmac driveway providing parking for two vehicles. To the rear is a great sized garden which is full enclosed and features a large slabbed patio area, lawned garden and a paved path leads to a vegetable garden .



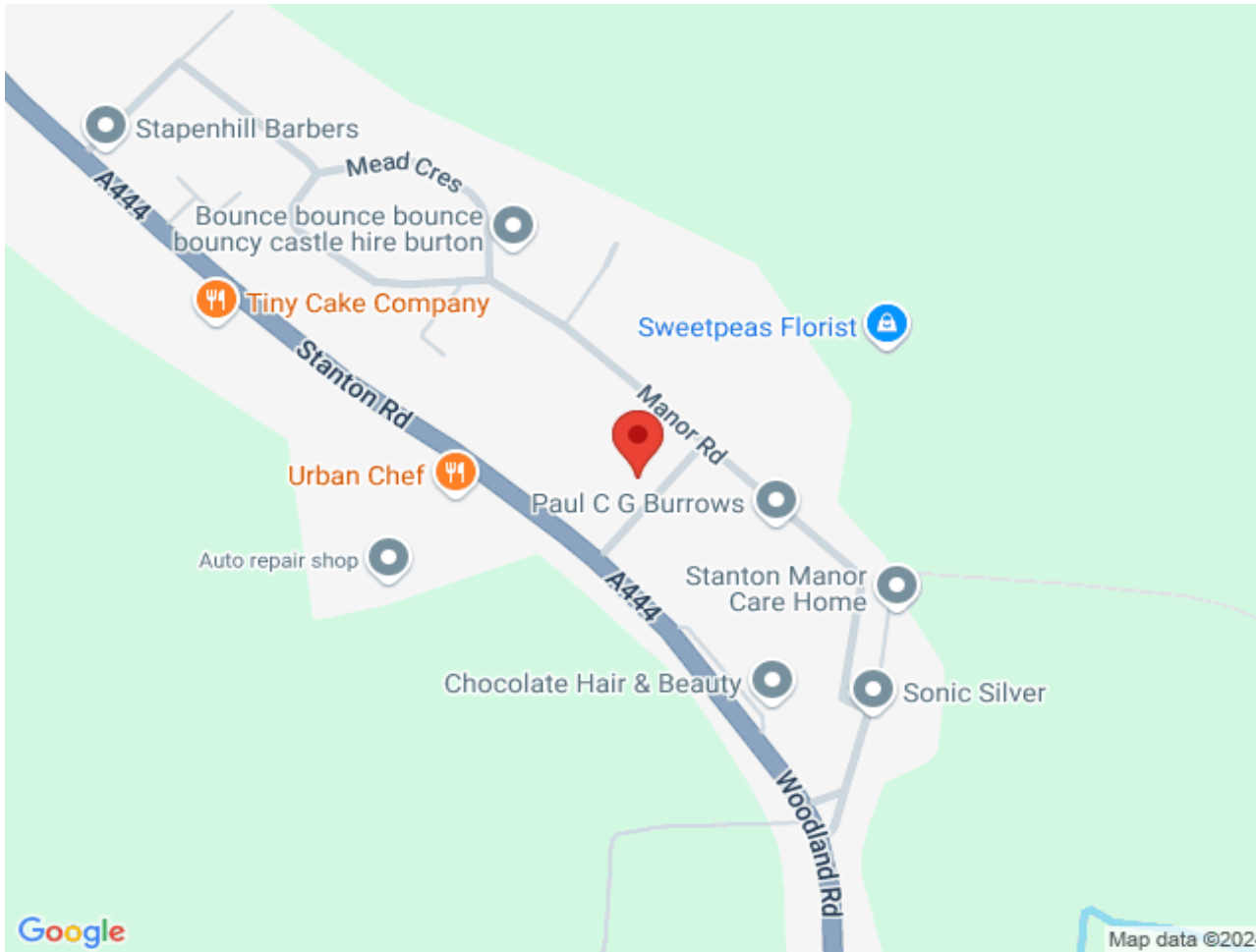
GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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