



Saxon Close, Stapenhill,
Burton-on-Trent



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Offers in excess of £190,000



Key Features

- Three Bedroomed Detached Home
- Pleasant Cul de Sac Location
- Close To Good Schools & Amenities
- No Upward Chain
- Upvc Double Glazing & Gas Fired Central Heating
- Conservatory To Rear
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well positioned three bedroomed detached home which has been competitively priced for a quick sale. Whilst in need of up-grading the home offers great potential and provides accommodation which in brief comprises: - entrance lobby, entrance hall, through lounge diner with conservatory off, good sized kitchen and on the first floor a landing leads to three bedrooms, the master having extensive built-in wardrobes, bathroom and separate wc. Outside a sweeping driveway to the front and side provides ample parking and to the rear is a pleasant enclosed garden with patio and lawned areas.

Accommodation In Detail

Sliding Upvc double glazed front door leading through to:

Entrance Lobby

having double multi panelled glazed doors opening through into:

Entrance Hall 2.04m x 3.85m (6'8" x 12'7")

having Upvc double glazed window to side elevation, one central heating radiator, staircase rising to first floor and useful understairs storage cupboard with gas and electric meters.

Lounge/Diner 7.36m x 3.3m (24'1" x 10'10")

having Upvc double glazed window to front elevation with leaded glazed top light, fitted wall light points, feature stone fireplace with marble backplate together with fitted gas fire, coving to ceiling, serving hatch to kitchen and French doors opening through into:

Conservatory 2.4m x 2.74m (7'11" x 9'0")

having ceramic tiling to floor, tri-polycarbonate panelling to roof, Upvc double glazed lights, various opening top lights and French doors opening out to the side patio.

Kitchen 2.81m x 3.48m (9'2" x 11'5")

having Upvc double glazed windows to front and side elevations, one central heating radiator, range of oak effect base and eye level units with complementary rolled edged

working surfaces, integrated fridge and freezer, gas cooker point, ceramic tiling to floor, stainless steel sink and drainer, half tiling complement to walls and useful store housing fitted Glowworm condensing boiler.

On The First Floor

Landing

having access to loft via retractable ladder, Upvc double glazed window to side elevation and coving to ceiling.

Bedroom One 3.04m x 3.7m (10'0" x 12'1")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and an extensive array of fitted maple wardrobes and drawers.

Bedroom Two 3.53m x 3.05m (11'7" x 10'0")

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

Bedroom Three 2m x 2.37m (6'7" x 7'10")

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

Bathroom

having suite comprising corner bath with electric shower and folding screen, vanity wash basin, low level wc with concealed cistern, full tiling complement to walls, coving to ceiling, obscure Upvc double glazed window to rear elevation and heated towel radiator.

Separate WC

having low level wc, obscure Upvc double glazed window to side elevation and half tiling complement to walls.

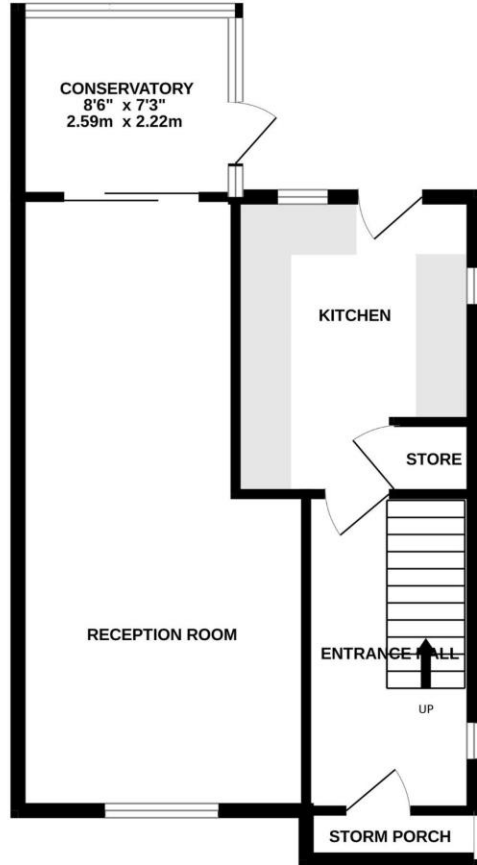
Outside

To the front of the home is a sweeping block paved driveway providing good parking and gives access to parking along the side. To the rear is a pleasant enclosed garden with patio and lawned areas.

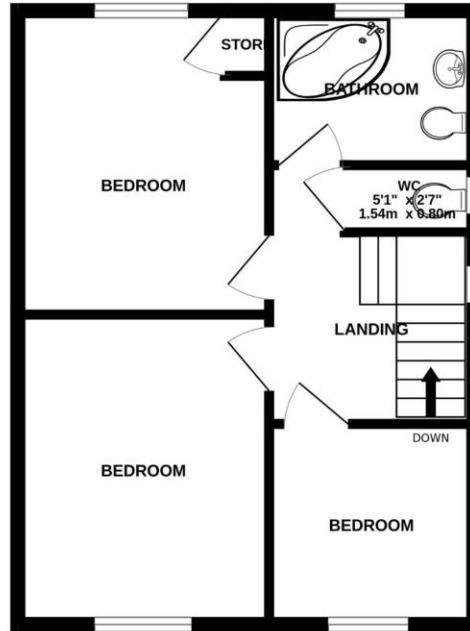
Services

All mains services are believed to be connected to the property.

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



11 SAXON CLOSE

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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