



Mayfield Drive, Stapenhill,  
Burton-on-Trent



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Guide price £260,000



## Key Features

- Superbly Renovated Property
- Peaceful & Convenient Location
- Close To Local Facilities & Amenities
- Two Ground Floor Bedrooms
- First Floor Master Bedroom Suite
- Open Plan Lounge, Garden Room & Kitchen
- EPC rating C
- Freehold







This property has been thoughtfully enhanced and refurbished to provide attractive and very well appointed accommodation in this popular, convenient and peaceful location. With local shops and facilities just a few 100yds away, and Burton town centre 1.25 miles away the property offers very appealing accommodation with the benefit of off road parking, enclosed low maintenance gardens and a useful workshop/shed. Internally the accommodation comprises: - side entrance porch, open plan lounge, garden room and kitchen, inner hallway, two bedrooms and bathroom. On the first floor there is a large bedroom with en-suite shower room.

#### Accommodation In Detail

Entrance door opening to:

#### Lobby

having window to side and leading to:

#### Kitchen 3.13m x 2.73m (10'4" x 9'0")

having stainless steel sink and mixer tap set into worktop with tiled surrounds, range of base units with drawers, matching wall mounted units, ceramic hob with glass splashback, oven, window to rear elevation, Victorian style flooring, recessed ceiling lights and opening into:

#### Lounge Area/Garden Room 7.09m x 3.02m (23'4" x 9'11")

having one central heating radiator, wood effect laminate flooring, recessed ceiling lights, glazed double doors opening out to the garden and windows to rear elevation.

#### Inner Hallway

having linen cupboard.

#### Bedroom Two 3.84m x 3.02m (12'7" x 9'11")

having one central heating radiator, bow window to front elevation and understairs storage space.

#### Bedroom Three 2.71m x 2.59m (8'11" x 8'6")

having one central heating radiator and window to front elevation.

#### Bathroom

having been refurbished with white suite comprising bath, wc, wash basin, separate shower cubicle, chrome ladder style radiator and window to side elevation.

#### On The First Floor

having a winding staircase leading to

#### Master Bedroom Suite 4.04m x 3.79m (13'4" x 12'5")

having skylights to front elevation and eaves storage space.

#### En-Suite

having shower, wc, wash basin and one central heating radiator.

#### Outside

To the front of the property there is a block paved driveway providing ample parking and gives access to the side of the property. To the rear there is a former garage/workshop/shed, together with a low maintenance enclosed garden with artificial grass.

#### 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

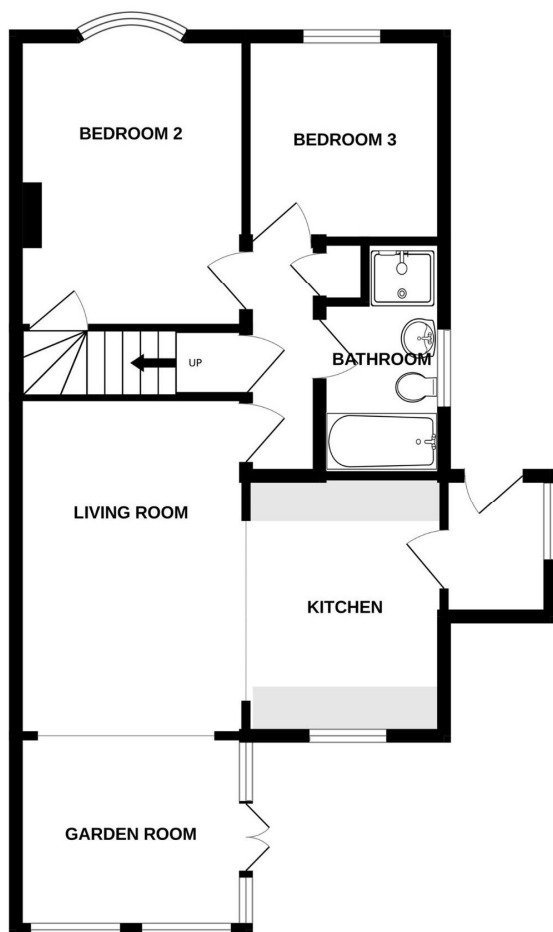
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

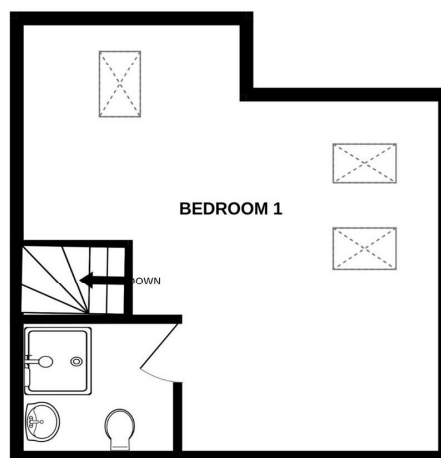
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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