



Denton Road, Burton-on-Trent



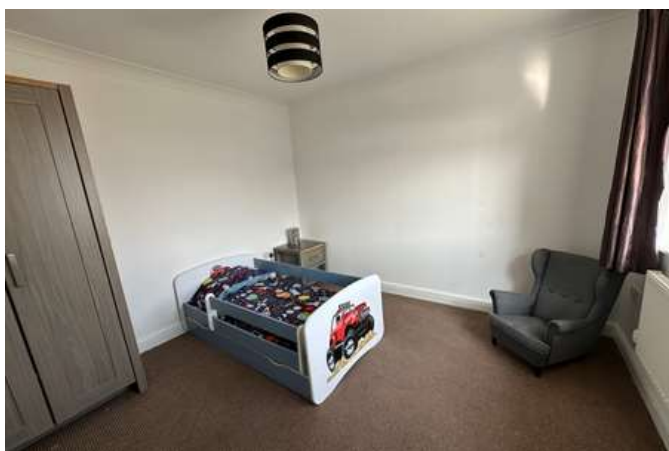
£235,000



Key Features

- Semi detached Bungalow
- Three Spacious Bedrooms
- Large Living Dining Kitchen
- Close To Queens Hospital
- Renovated Kitchen & Recently Installed Shower Room
- Utility Room
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bedroomed semi detached bungalow in a sought after location, close to amenities and the Queens Hospital. This versatile property requires an internal inspection to appreciate the accommodation on offer which in brief comprises: - entrance hall, living dining kitchen, utility room, study, two bedrooms, shower room and third bedroom/reception room. Outside the property benefits from a good sized block paved driveway, garage and to the rear is a large tiered fully enclosed garden. The property has the potential to be extended subject to planning.

Accommodation In Detail

Upvc entrance door leading to:

Entrance Porch 1.48m x 1.84m (4'11" x 6'0")

having wood effect laminate flooring, frosted Upvc double glazed door with side panels leading to:

Entrance Hall

having thermostat for central heating and one central heating radiator.

Living Dining Kitchen

featuring:

Living Dining Area 3.03m x 5.57m (9'11" x 18'4")

having breakfast bar, two central heating radiators and Upvc double glazed window to rear elevation.

Kitchen Area 2.86m x 2.87m (9'5" x 9'5")

having range of base and wall mounted units, wood effect laminate working surface, four ring electric hob with extractor over, electric oven, integrated dishwasher, double chrome Belfast style sink with chrome mixer tap, under counter lighting, Upvc double glazed window to rear elevation.

Utility Room 2.08m x 4.43m (6'10" x 14'6")

having space for washing machine and fridge/freezer, range of base and wall mounted units with wood effect laminate working surface, Worcester Bosch combination gas fired boiler, two dome style skylights, built-in storage cupboard, door leading to the garage and wooden door to rear patio..

Study 2.72m x 1.77m (8'11" x 5'10")

having one central heating radiator and access to loft space - if the property was to be converted there is space for a stairwell as previously planned.

Bedroom One 3.53m x 4.02m (11'7" x 13'2")

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

Bedroom Two 3.16m x 3.28m (10'5" x 10'10")

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

Bedroom Three/Reception Room 2.72m x 5.27m (8'11" x 17'4")

having two central heating radiators, frosted Upvc double glazed door to rear elevation and Upvc double glazed window to rear,

Bathroom 2.89m x 1.88m (9'6" x 6'2")

having low level wc, pedestal wash basin with chrome mixer tap, large shower cubicle with chrome thermostatic waterfall shower, full tiling to shower area, extractor fan, electric light-up mirror with shaver point, one central heating radiator and frosted Upvc double glazed window to side elevation.

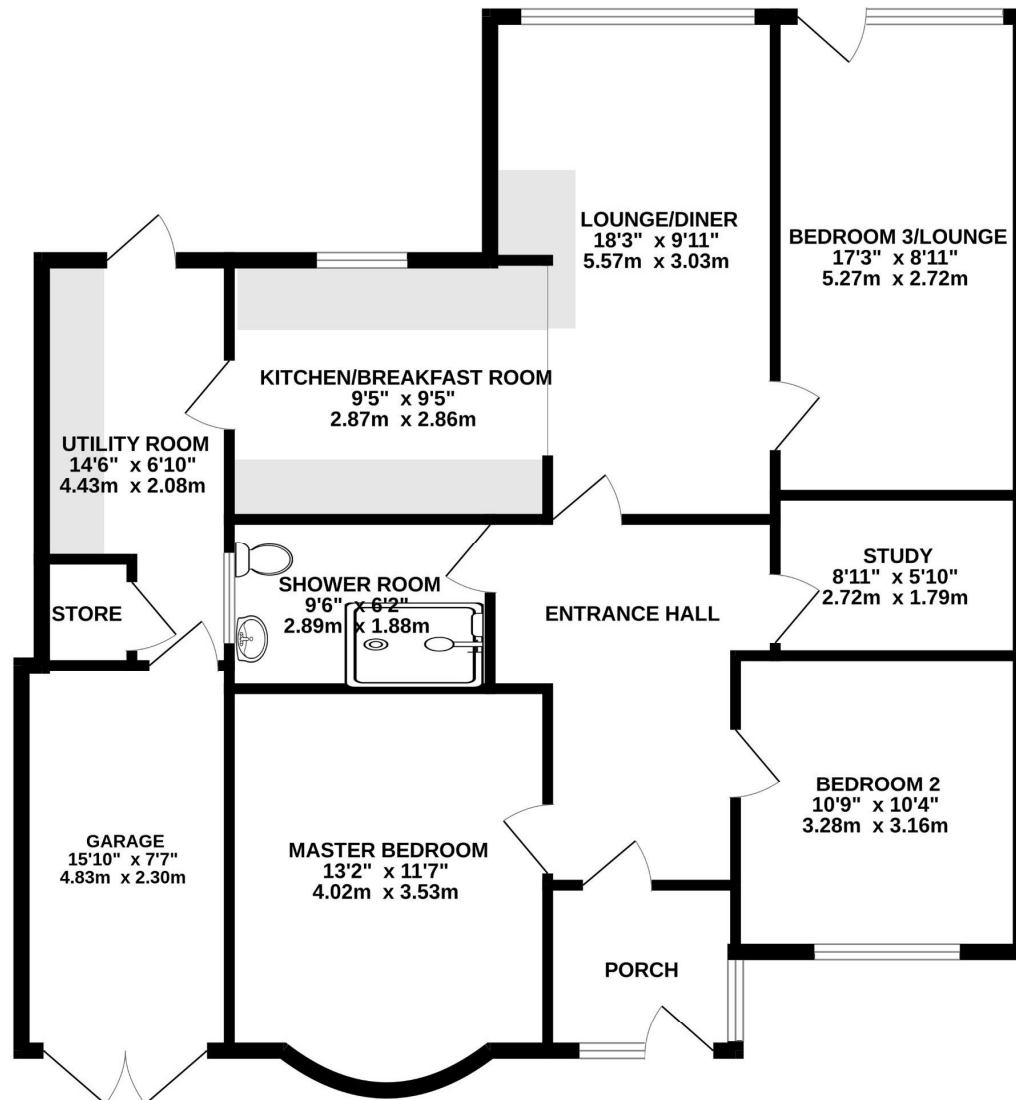
Garage 2.3m x 4.83m (7'6" x 15'10")

having range of storage shelves and units.

Outside

To the front of the property is a block paved driveway providing parking for up to three vehicles and a fore garden with mature flower beds which are low maintenance. To the rear is a enclosed tiered garden with paved patio area, steps lead to the first level and is planted with mature plants and bushes, again low maintenance. To the top of the garden is a further paved seating area.

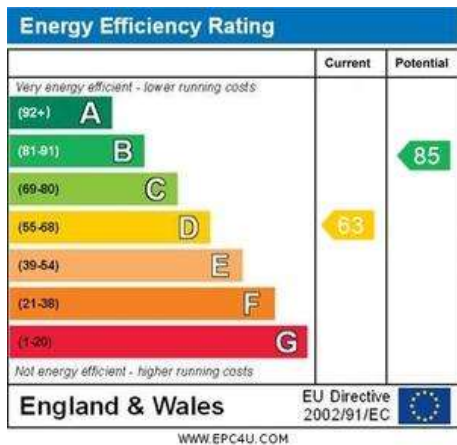
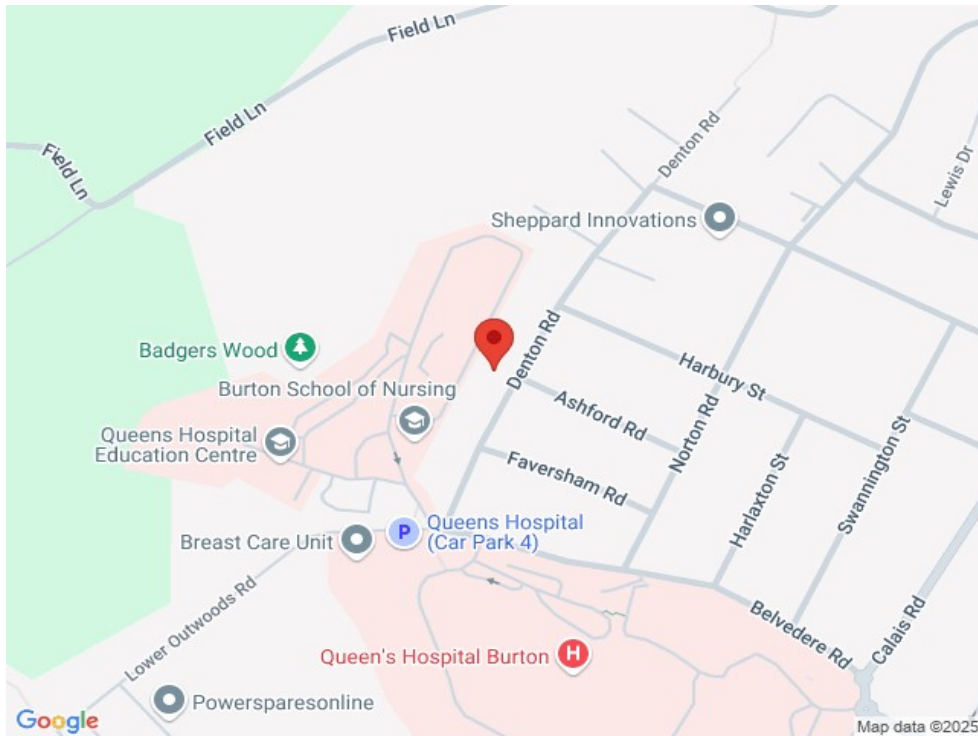
GROUND FLOOR 1175 sq.ft. (109.2 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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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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