



The Dingle, Stapenhill, Burton-on-Trent



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£400,000



Key Features

- Highly Individual Detached Bungalow
- Secluded & Elevated Location
- Well Presented Accommodation
- Garage & Potential For Further Garage
- Four Good Sized Bedrooms
- Large Roof Void
- EPC rating D
- Freehold





A substantial detached bungalow in this secluded and very convenient location with just a handful of neighbouring properties. The property benefits from aspects across the River Trent and the Ferry Bridge which provides a pleasant walk to Burton town centre (approximately ½ mile). Being elevated from the road the property offers a very good degree of privacy and offers very well presented accommodation together with off road parking and garaging. In brief the accommodation comprises: - large reception hall, elegant and good sized lounge/dining room, kitchen, inner hallway with four good bedrooms, well appointed bathroom and utility room. The property also has an extensive attic space, currently an application for the erection for a large detached double garage is with ESBC for consideration.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Impressive Reception Hall 4.25m x 2.26m (13'11" x 7'5")

having cupboard containing electric consumer unit, traditional style radiator, fitted smoke alarm and large full height storage cupboard housing central heating boiler.

Stunning Reception Room

having two large traditional style radiators, coving to ceiling, fitted wall light points, picture light points, French doors opening onto the balcony, band of double glazed windows overlooking the balcony and garden area and three double glazed windows overlooking the Ferry Bridge, River Trent and Burton beyond.

Re-Fitted Kitchen 3.86m x 2.18m (12'8" x 7'2")

having a lovely array of high gloss white fronted base and eye level units with complementary oak effect work surfaces, stainless sink and draining unit, ceramic tiling to floor, four ring gas hob with double oven under and stainless steel and glass extractor over, Upvc double glazed windows to front and side elevations, integrated dishwasher and fridge/freezer and traditional style radiator.

Inner Hallway

having fitted dado rail, traditional style radiator and quality fitted laminate flooring.

Master Bedroom 4.68m x 3.55m (15'5" x 11'7")

having access to loft space, traditional style radiator and Upvc double glazed window providing fabulous views over the Trent and towards the Ferry Bridge.

Bedroom Two 3.48m x 3.54m (11'5" x 11'7")

having traditional style radiator, low intensity spotlights to ceiling and Upvc double glazed French doors opening out to the rear patio and providing fabulous views.

Bedroom Three 3.16m x 2.72m (10'5" x 8'11")

having Upvc double glazed window to side elevation, traditional style radiator and useful walk-in store.

Bedroom Four

having Upvc double glazed window to side elevation and traditional style radiator.

Utility 3.37m x 1.93m (11'1" x 6'4")

having range of high gloss grey fronted units, stainless steel sink and draining unit, tiling complement to floor and half tiling to walls, access to loft via retractable ladder and Upvc double glazed French doors opening out to the side patio.



Stunning Family Bathroom

having suite comprising side fill free-standing bath, low level cotemporary wc, vanity wash basin, over-sized shower enclosure with thermostatically controlled Drenche shower, quality fitted flooring, full tiling complement to walls, heated chrome ladder towel radiator, low intensity spotlights to ceiling, fitted extractor vent and obscure Upvc double glazed window to side elevation.

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.

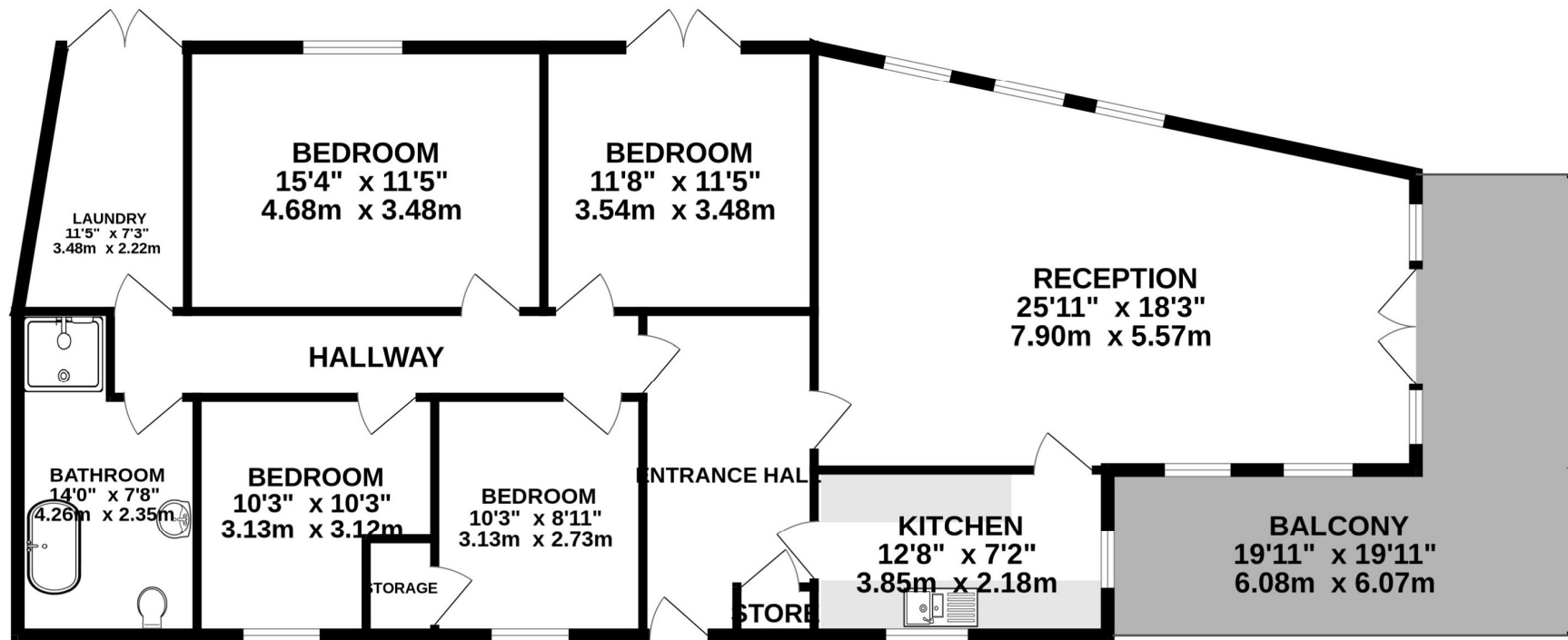
Note

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
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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