



Woodland Road, Stanton,  
Burton-on-Trent



3



1



2



£320,000



## Key Features

- Traditional Spacious Detached Bungalow
- Three Good Sized Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Backing Onto Open Fields
- Fabulous Large Garden Plot (extending to 1/3 acre)
- Garage & Driveway
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious well presented three bedroomed detached bungalow residence which occupies a popular and convenient position. The home benefits from gas fired central heating and Upvc double glazing and features in brief a large sweeping front driveway providing parking for several vehicles and leading to a detached brick built garage with rear store. Internally the accommodation comprises: - large L-shaped entrance hall, guest cloak room, superb lounge, re-fitted breakfast kitchen, conservatory/garden room, three good sized bedrooms and bathroom. To the rear is a large patio which leads to a lovely mature garden overlooking fields.

#### Accommodation In Detail

Half obscure Upvc double glazed entrance door with double glazed lights to either side leading to:

#### Entrance Hall 3.95m x 4.78m (13'0" x 15'8")

having quality fitted oak effect laminate flooring, one central heating radiator, coving to ceiling, fitted smoke alarm and access to loft space via retractable ladder.

#### Guest Cloak Room

having low level wc with concealed cistern, vanity wash basin, obscure Upvc double glazed window to side elevation, one central heating radiator and fitted extractor vent.

#### Reception Room 3.8m x 4.55m (12'6" x 14'11")

having feature dark pine fire surround with cream marble backplate and hearth together with inset living flame gas fire, two central heating radiators, coving to ceiling, fitted picture rail, ornate centre ceiling rose and double glazed patio doors overlooking the patio, rear garden and fields beyond.

#### Re-Fitted Breakfast Kitchen 3.77m x 3.6m (12'5" x 11'10")

having a lovely array of cream fronted base and wall mounted units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, twin Upvc double glazed windows to rear elevation, fitted Worcester combi gas fired central heating boiler, four ring gas hob with modern extractor over, double oven and integrated fridge/freezer, one central heating radiator and obscure double glazed doorway leading through to:

#### Side Conservatory/Garden Room 2.85m x 3.06m (9'5" x 10'0")

having ceramic tiling to floor, tri-polycarbonate panelled roof, range of fitted blinds, one central heating radiator and doors to front and rear elevations.

#### Master Bedroom

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling, fitted picture rail and an extensive range of built-in wardrobes.

#### Bedroom Two 2.72m x 3.77m (8'11" x 12'5")

having Upvc double glazed window to side elevation, coving to ceiling and one central heating radiator.

#### Bedroom Three 2.1m x 2.71m (6'11" x 8'11")

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

#### Bathroom

having three piece white suite comprising panelled bath, vanity wash basin, shower enclosure with thermostatically controlled shower, heated ladder towel radiator, full tiling complement to two walls and obscure Upvc double glazed window to side elevation.





### Outside

A sweeping block paved driveway to the front provides parking for numerous vehicles and leads to a detached brick built garage with up and over door, electric light and power. There is a further useful brick built store and a hard landscaped fore garden with various specimen shrubs and trees. To the rear is a large raised patio area with steps leading down to the main garden which features a variety of specimen trees and shrubs, a shed, greenhouse, some raised flower borders external lighting and water supply. The garden enjoys a lovely open rear aspect.

### 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.

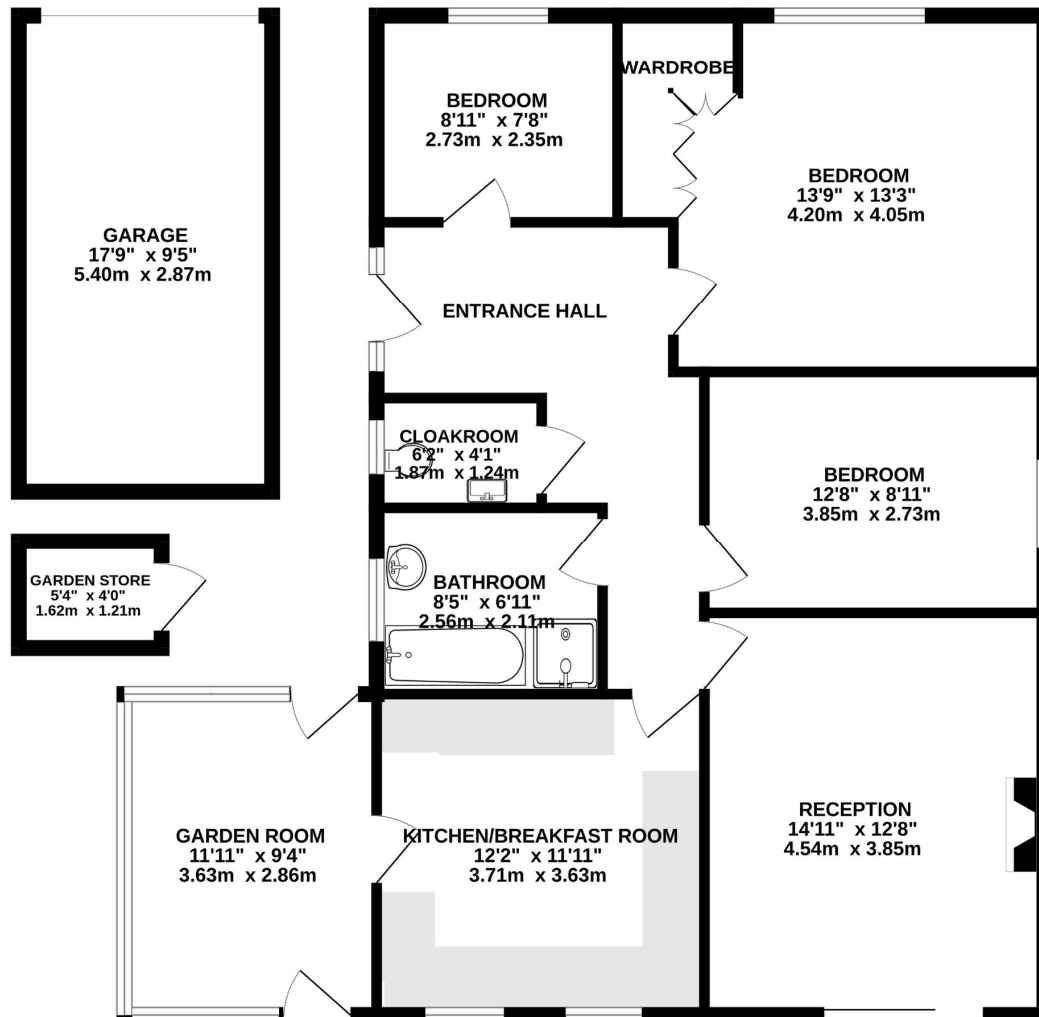








GROUND FLOOR  
1217 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	