



Hawthorn Crescent, Stapenhill,  
Burton-on-Trent



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£235,000



## Key Features

- Outstanding Link Detached Bungalow
- Pleasant Established Location
- Far Reaching Aspects To The Rear
- Re-Furbished & Re-Modelled Throughout
- Very Well Appointed Throughout
- Attached Garage
- EPC rating C
- Freehold







A superbly appointed and presented link detached bungalow in an established residential address. The property is complemented by a very well tended, attractive rear garden with far reaching aspects. The current owners have considerably improved and re-modelled the property to provide impressive and very well appointed accommodation which in brief comprises: - reception hall, impressive open plan living kitchen with fitted appliance, double bedroom, re-modelled bathroom and a single bedroom. Externally there is a driveway to the front leading to an attached garage.

### Accommodation In Detail

Composite entrance door with adjacent full height side window leading to:

#### Reception Hall

having tiled floor, one central heating radiator and built-in double cupboard housing gas fired central heating boiler.

#### Lounge 5.42m x 2.96m (17'10" x 9'8")

having tiled floor, two vertical panelled radiators, Upvc French doors opening out to the rear garden and eye level wall mounted cupboards.

#### Kitchen Area 3.07m x 2.65m (10'1" x 8'8")

having twin bowled stainless steel sink with mixer tap set into onyx effect work top, matt fronted cupboards including concealed appliance space for washing machine, integrated fridge/freezer, ceramic hob with oven under and extractor canopy over, glazed tiled splashback, tiling to floor, underfloor heating and window to rear elevation.

#### Bedroom 3.01m x 2.8m (9'11" x 9'2")

having one central heating radiator, window to front elevation and two built-in double wardrobes.

#### Bedroom Two/Study 2.24m x 1.5m (7'4" x 4'11")

having window to side elevation and one central heating radiator.

#### Bathroom 2.55m x 2.1m (8'5" x 6'11")

having panelled bath with shower attachment over, wash basin set into a vanity unit with cupboards under and high gloss top with matching tiled surrounds, wc with concealed cistern, chrome ladder style radiator, tiled floor, underfloor heating and window to side elevation.

### Outside

To the front of the property there is a block paved driveway giving access to the attached garage. There is a low maintenance garden with established shrubs. To the rear is a particularly attractive landscaped garden with well established borders having a variety of shrubs and plants. There is a gravelled patio area, decking and further paved patio area.

### 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.

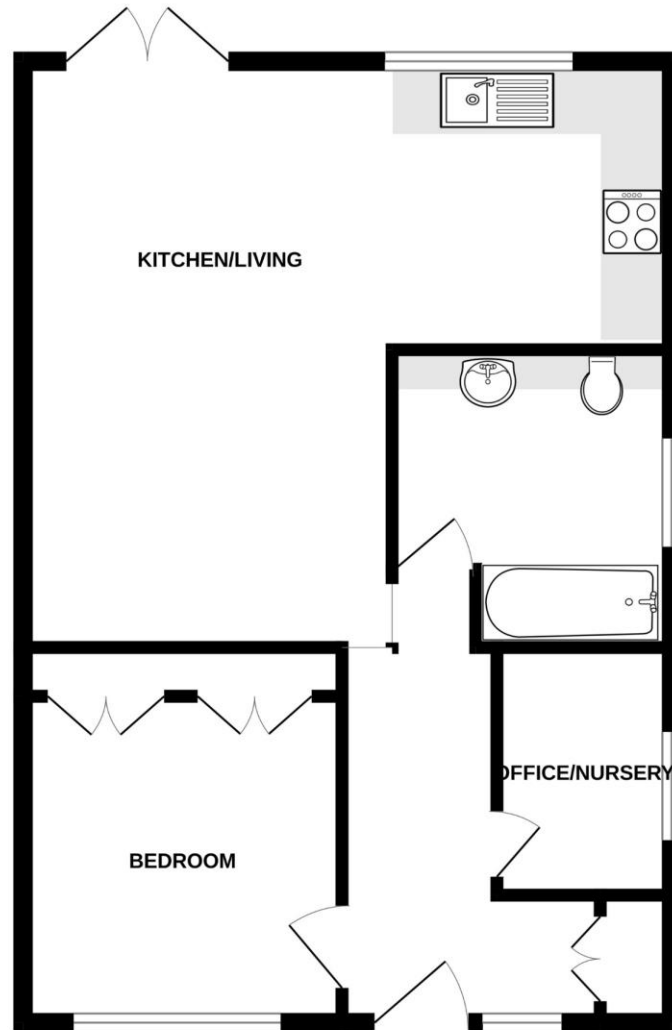
### Tenure

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  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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 is given 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		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		