



Mayfield Drive, Stapenhill,  
Burton-on-Trent





£220,000



## Key Features

- Excellent Location
- Close To Shops & Facilities
- Cul De Sac Setting
- Attractive Low Maintenance Gardens
- Well Presented Throughout
- Two Bedrooms
- EPC rating C
- Freehold







A very well presented two bedroom bungalow in this very convenient and peaceful cul-de-sac.

The accommodation briefly comprises; - entrance hall living room, fitted kitchen, two bedrooms and bathroom. There is gas fired central heating and double glazing together with ample off road parking.

Close to shops and facilities and approximately one mile from the town centre, the property has many attractive features complimented by well tended low maintenance gardens together with a garage/workshop, and shed.

The accommodation briefly comprises, Hallway, Living Room, Fitted Kitchen, Two bedrooms and bathroom. There is gas fired central heating and double glazing together with ample off road parking.

### Accommodation In Detail

#### Entrance Hall

having composite part glazed entrance door, one central heating radiator and coving detail to the ceiling.

#### Living Room 4.77m x 3.02m (15'7" x 9'11")

having bay window to the front elevation, modern fireplace with an electric fire, coving detail to the ceiling, one central heating radiator and two wall light points.

#### Kitchen 3.11m x 2.57m (10'2" x 8'5")

having resin sink with mixer tap set into a natural wood effect work top with a tiled surround, cream fronted base cupboards and drawers, matching wall units and glass fronted display cupboard, appliance space, ceramic hob with oven under, wood effect flooring, recessed ceiling lights, window to the rear elevation and half glazed UPVC door to the side.

#### Bedroom One 4.06m x 3.02m (13'4" x 9'11")

having wood effect flooring, window to the rear elevation, one central heating radiator, built in cupboard, coving detail to the ceiling and UPVC French doors to the rear.

#### Bedroom Two 2.71m x 2.58m (8'11" x 8'6")

having one central heating radiator, coving detail to the ceiling and window to the front elevation.

#### Bathroom

having a three piece white suite comprising shaped bath with shower over and glazed shower screen, tiling to walls, WC, wash basin with cupboard under, ladder radiator/towel rail, wood effect flooring and window to the side elevation.

#### Outside

There is a block paved driveway to the front providing ample car standing space and access to the side.

There is a pair of gates opening onto a covered area to the side of the bungalow beyond which is a detached garage (currently inaccessible for vehicles) The block paving carries onto the rear of the garden where there is a shed. There is a patio area and lawn with flower borders.

#### Services

All mains services are believed to be connected to the property.

#### Measurements

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

#### Tenure

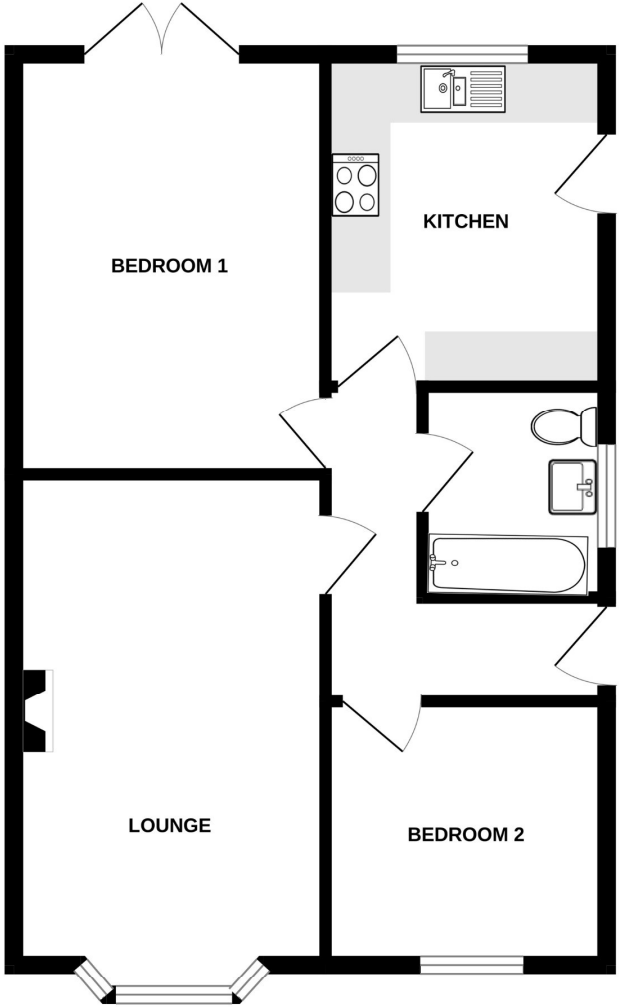
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### 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.

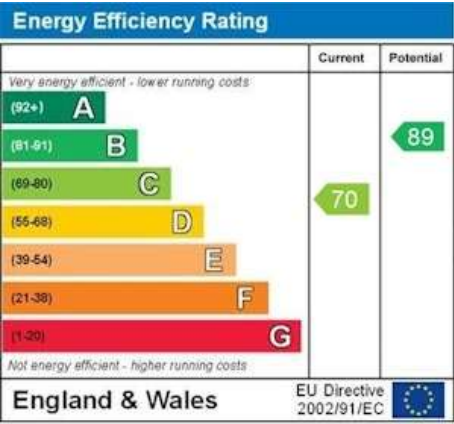
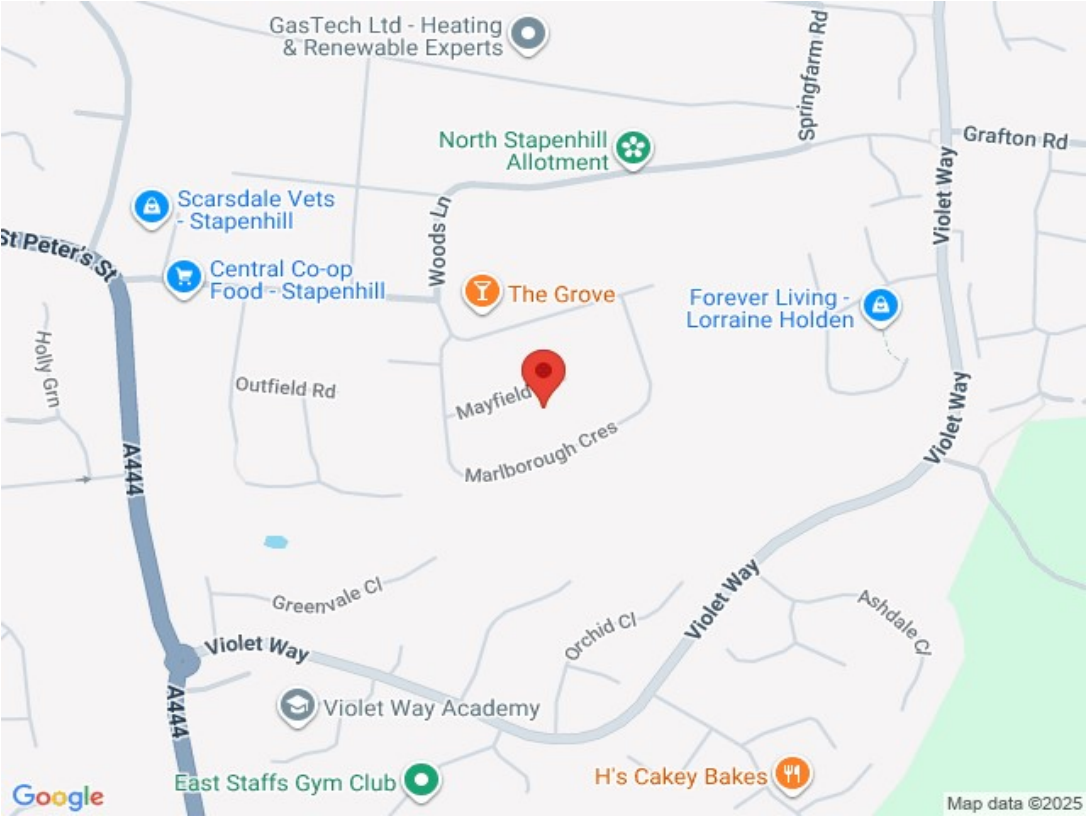


GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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