



The Maltings, Stapenhill,
Burton-on-Trent

 4  2  1

£310,000



Key Features

- Detached Family Home
- Established Residential Location
- Well Appointed & Presented Throughout
- Exceptional Garden
- Master Bedroom With En-Suite
- Three Further Bedrooms
- EPC rating D
- Freehold





An exceptional family home in this pleasant and well regarded residential location. The property is convenient for the local facilities and amenities together with local schools and is still within 2 miles of Burton town centre. The property is presented to a very good standard throughout, complemented by a particularly attractive gardens. The accommodation in brief comprises: - reception hall, lounge diner, fitted kitchen, rear porch/utility, guest cloak room and on the first floor a landing leads to the master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally there are gardens to both front and rear and an integral garage.

Accommodation In Detail

Entrance door leading to:

Reception Hall

having wood effect laminate flooring, window to front elevation, one central heating radiator and staircase rising to first floor.

Lounge 4.09m x 3.04m (13'5" x 10'0")

having one central heating radiator, feature fireplace with slate hearth, window to front elevation and archway leading through to:

Dining Room 2.93m x 2.64m (9'7" x 8'8")

having one central heating radiator and French doors opening out to rear garden.

Kitchen 2.66m x 3.19m (8'8" x 10'6")

having resin sink with mixer tap set into a marble effect work top with tiled surrounds, four ring gas hob with extractor canopy over, eye level built-in oven, high gloss base cupboards and drawers, matching wall mounted units, recessed ceiling lights, wood effect flooring, one central heating radiator, window to rear elevation and understairs cupboard.

Rear Porch/Utility

having half glazed door to side elevation, wood effect flooring and appliance space.

Guest Cloak Room

having wash basin set into vanity unit, wc, tiling to walls, wood effect flooring, window to rear elevation and one central heating radiator.

On The First Floor

Landing

having airing cupboard.

Master Bedroom 3.39m x 3.36m (11'1" x 11'0")

having window to front elevation, one central heating radiator and built-in mirror fronted wardrobes with storage cupboards over.

En-Suite

having shower cubicle, wash basin set into vanity unit, wc, aqua-boarding to walls, window to side elevation and one central heating radiator.

Bedroom Two 3.59m x 2.71m (11'10" x 8'11")

having window to front elevation, one central heating radiator and built-in cupboard.

Bedroom Three 2.71m x 2.24m (8'11" x 7'4")

having one central heating radiator and window to rear elevation.

Bedroom Four 3.23m x 2.59m (10'7" x 8'6")

having one central heating radiator and window to rear elevation.

Bathroom

having three piece white suite comprising wc, panelled bath, wash basin, window to rear elevation, tiled surrounds, one central heating radiator and wood effect flooring.



Outside

To the front of the property is a driveway which provides parking for two vehicles and leads to the integral garage. There is a grassed fore garden and to the rear there is a particularly well maintained and laid out garden with a patio area and a raised tiered garden with artificial grass.

Garage 5.71m x 2.56m (18'8" x 8'5")

having door to front and half glazed personnel door to side.

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.

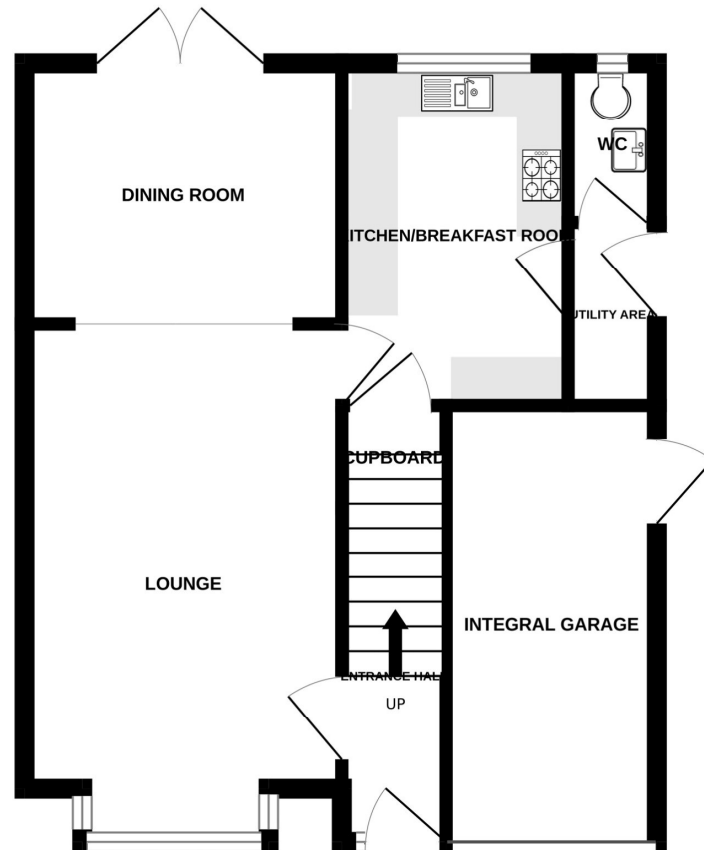
Note

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.

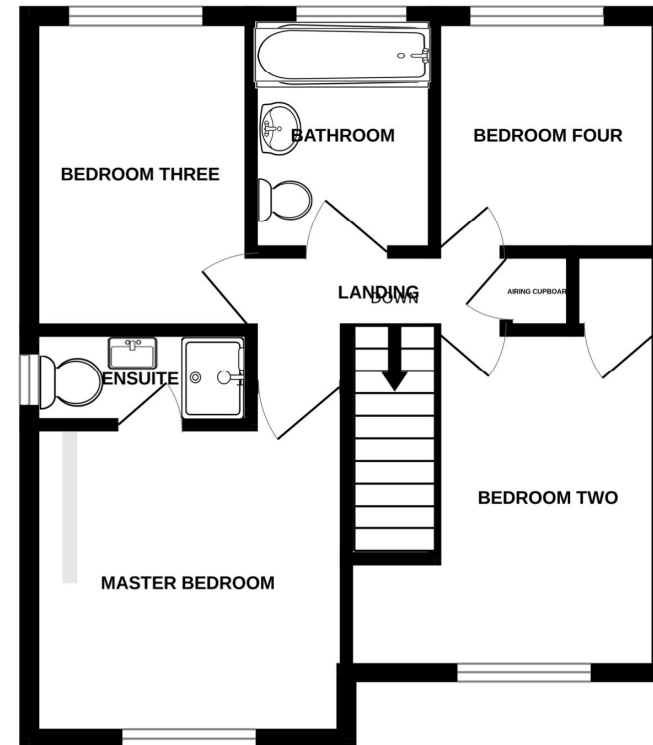


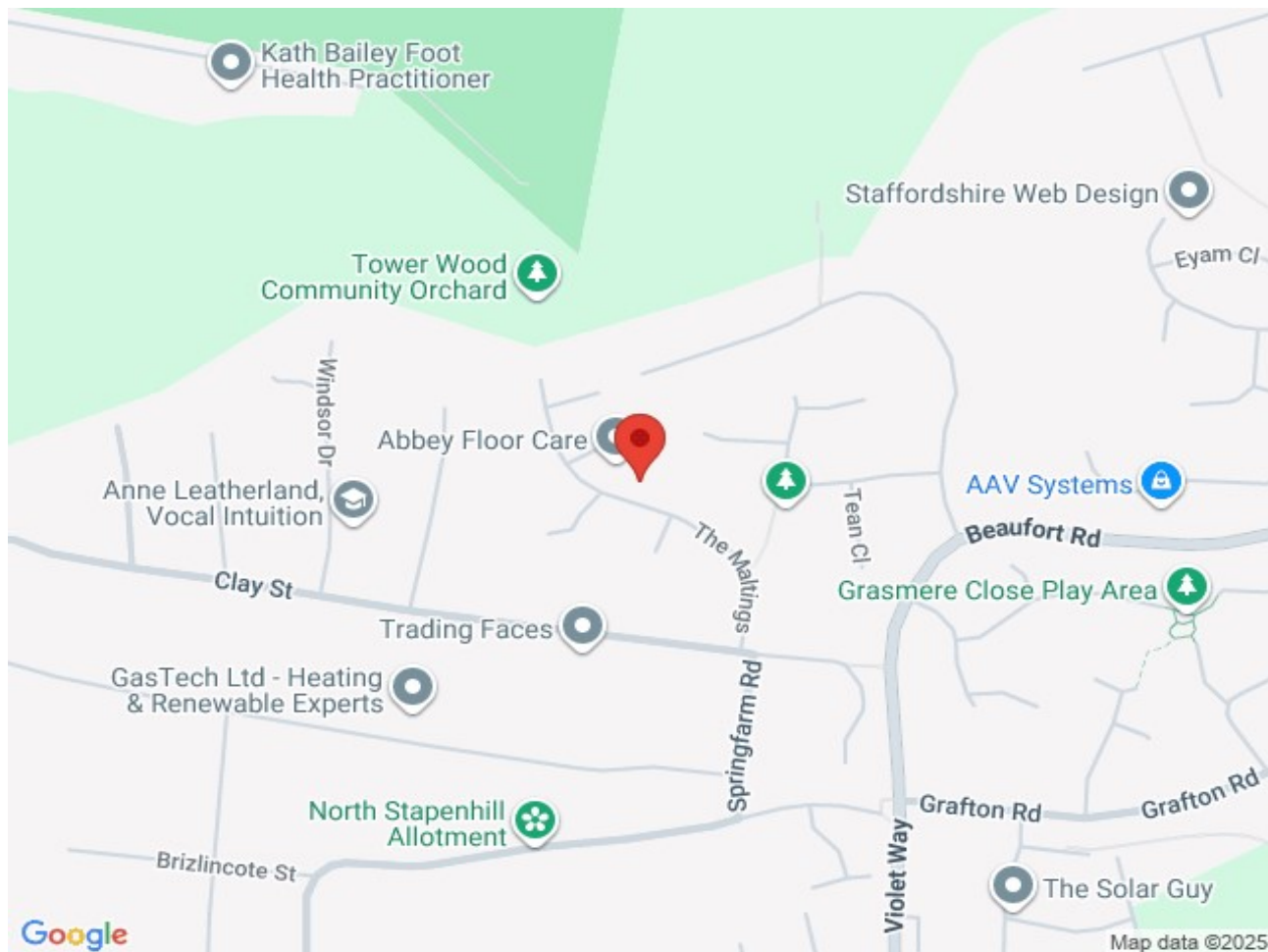


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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		