



Stanton Road, Burton-on-Trent



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£325,000



Key Features

- Detached Bungalow
- Three Double Bedrooms
- Extensive Well Fitted Kitchen Dining Lounge
- High Specification Throughout
- Abundance Of Off Road Parking & Single Garage
- Large Fully Enclosed Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this high specification three bedroomed detached bungalow on a prominent road in Burton upon Trent. The property benefits from high specification throughout including large well appointed kitchen with high end appliances, beautiful quartz worktop and matching island. In brief the accommodation comprises: - entrance hall, front sitting room, kitchen dining lounge with bi-fold doors opening out to the large rear garden, three double bedrooms and well appointed bathroom. The garden has a large decked area for entertaining and a detached single garage.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having feature LVT flooring and one central heating radiator.

Lounge 3.76m x 3.66m (12'4" x 12'0")

having gas fire with wooden hearth and surround, two central heating radiators and Upvc double glazed bay window to front elevation.

Kitchen Dining Lounge

featuring:

Kitchen Area 3.57m x 3.09m (11'8" x 10'1")

having multi fuel log burner with tiled hearth, kitchen larder units, two Neff 'Hide & Slide' electric ovens, space for American style fridge/freezer, space for dining table, feature lighting and feature upright radiator.

Kitchen Dining Area 6.86m x 3.16m (22'6" x 10'5")

having range of low level storage cupboards and island, quartz worktop, undercounter sink and drainer grooves with chrome mixer tap, five rang gas Neff hob, integrated Neff dishwasher, LVT Herringbone wood effect flooring, feature central heating radiator, access to loft space, Upvc double glazed window to rear elevation, Upvc double glazed bi-fold doors to rear and frosted Upvc double glazed door to side elevation.

Bedroom One 3.76m x 3.42m (12'4" x 11'2")

having two double built-in wardrobes, further storage, built-in dressing table, feature lighting, one central heating radiator and Upvc double glazed bay window to front elevation.

Bedroom Two 3.67m x 3.5m (12'0" x 11'6")

having built-in wardrobes, dressing table, one central heating radiator and double glazed Velux window.

Bedroom Three 2.65m x 3.03m (8'8" x 9'11")

having access to loft space, one central heating radiator and Upvc double glazed bay window to side elevation.

Bathroom 2.01m x 2.56m (6'7" x 8'5")

having low level wc, free-standing bath with chrome waterfall shower, walk-in shower cubicle with chrome thermostatic shower and hand held shower, pedestal wash basin with chrome taps, chrome heated towel radiator, feature tiling, feature brick wall, built-in storage cupboard housing gas fired combination boiler.

Outside

The property has a fully enclosed large rear garden with a large decked area, steps lead to a good sized lawn and seating to the rear. To the side of the property is a concrete driveway which leads to the detached single garage. To the front is a large block paved driveway providing parking for up to three vehicles and a retaining wall leads to a mainly lawned fore garden.



Services

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

Measurement

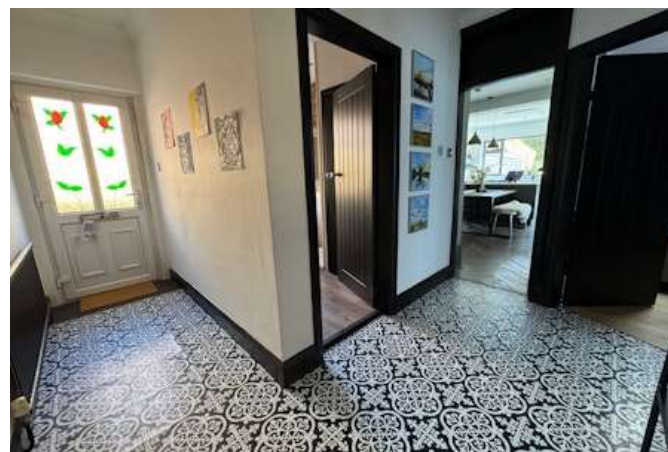
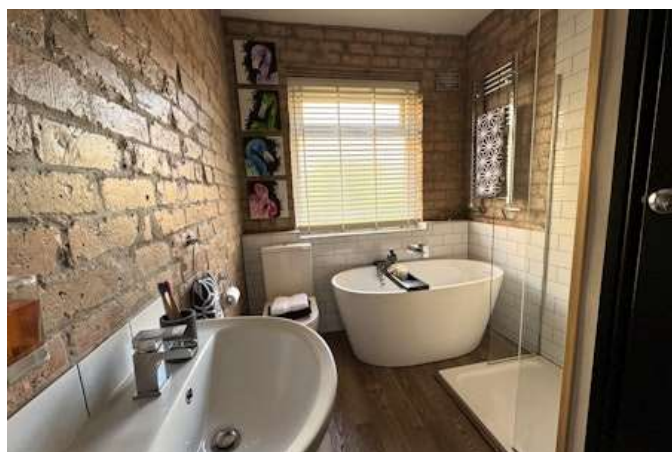
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

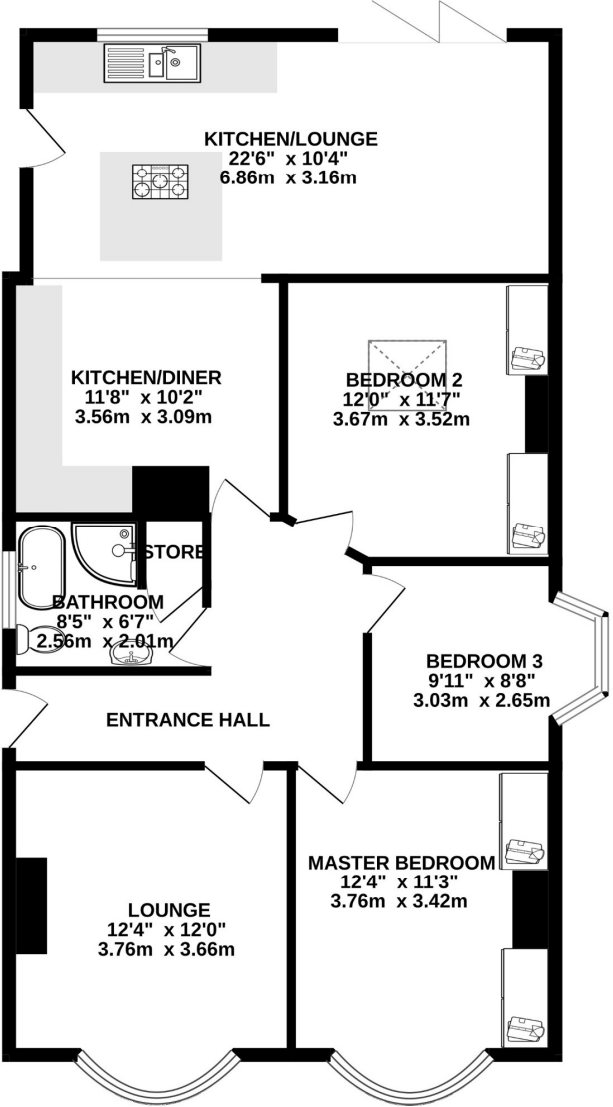
Note

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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