



Hawthorn Crescent, Stapenhill,
Burton-on-Trent

 3  1  2

£225,000



Key Features

- Modern Link Detached Home
- Extended To Provide Good Family Living Accommodation
- Well Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Block Paved Driveway & Tandem Length Garage
- Pleasant Enclosed Private Rear Garden
- EPC rating E
- Freehold





Situated upon this popular residential location this well presented three bedroomed link detached family home which has been significantly extended in order to provide good family living accommodation. The property is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - entrance hall, large extended main sitting room with cast iron log burner, separate dining room, kitchen, large utility room and on the first floor a landing leads to three good sized bedrooms all with built-in storage and bathroom. Outside a sweeping driveway to the front provides ample parking and leads to a tandem length garage. To the rear is a very pleasant patio and private garden beyond.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Hall

having quality fitted laminate flooring, one central heating radiator and multi panel obscure glazed door leading through to:

Sitting Room 4.86m x 4.67m (15'11" x 15'4")

having Upvc double glazed bow window to front elevation with leaded stain glazed top lights, two central heating radiators, coving to ceiling, quality fitted laminate flooring and feature cast iron log burner surmounted on a cream granite hearth with matching backplate.

Dining Room 2.6m x 4m (8'6" x 13'1")

having quality fitted laminate flooring, one double central heating radiator, staircase rising to first floor, fitted smoke alarm and Upvc double glazed French doors opening out to the rear patio and having double glazed lights to ceiling.

Kitchen 3.95m x 2.13m (13'0" x 7'0")

having a good range of oak fronted base and eye level units with complementary rolled edged working surfaces, enamel sink and draining unit with swan neck mixer tap, Upvc double glazed window to rear elevation, gas cooker point, fitted extractor vent, courtesy access door to garage, plumbing for dishwasher and large useful understairs storage cupboard.

Utility Room 2.58m x 2.22m (8'6" x 7'4")

having a range of fitted base and wall mounted units, one central heating radiator, stainless steel sink and draining unit, plumbing for washing machine, Upvc double glazed window to rear elevation and Upvc stable door leading out to the rear patio.

On The First Floor

Landing

having access to loft space, fitted smoke alarm, large full height cupboard containing fitted Baxi condensing combi gas fired central heating boiler and further large built-in full height storage cupboard.

Master Bedroom 3.1m x 3.1m (10'2" x 10'2")

having a lovely array of built-in wardrobes with drawers, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.26m x 2.75m (10'8" x 9'0")

having one central heating radiator, overstairs storage cupboard and Upvc double glazed window to front elevation.

Bedroom Three 2.04m x 2.45m (6'8" x 8'0")

having one central heating radiator, Upvc double glazed window to front elevation, large built-in store cupboard and fitted laminate flooring.

Bathroom

having three piece cream suite comprising panelled bath with fitted thermostatically controlled shower over, vanity wash basin, low level wc with concealed cistern, heated chrome ladder towel radiator, obscure Upvc double glazed window to rear elevation and full tiling complement to walls.



Outside

To the front of the property is a block paved driveway providing plenty of parking and leading to the integral tandem length garage. To the rear is a good sized pleasant garden with patio area, lawn, fruit trees and bushes.

Tandem Length Garage 8.2m x 2.52m (26'11" x 8'4")

having up and over door, electric light and fitted water tap.

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.

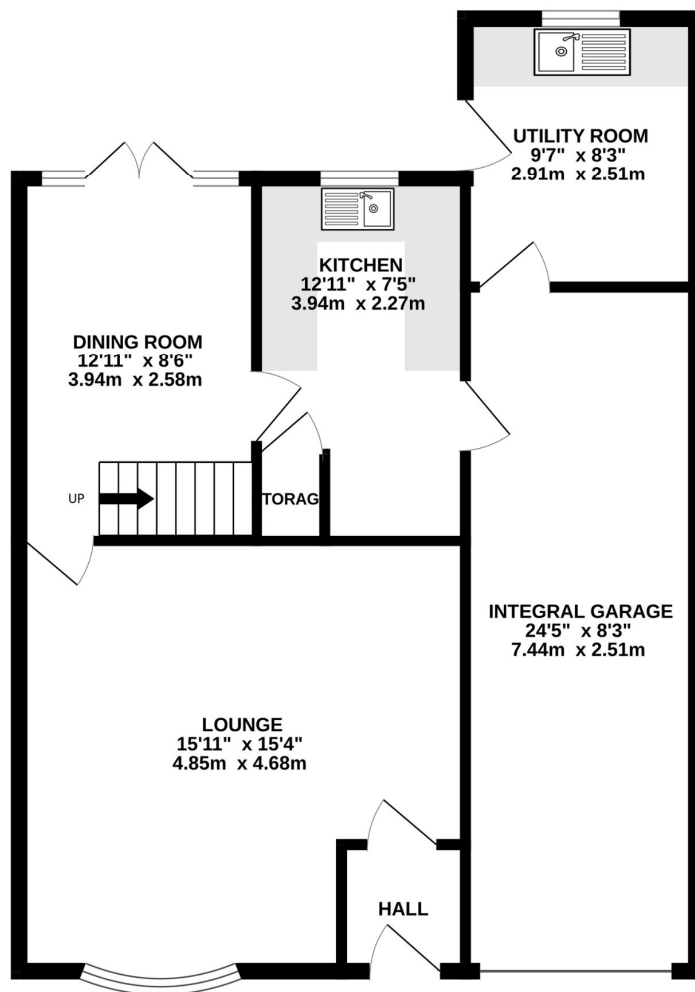
Note

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.

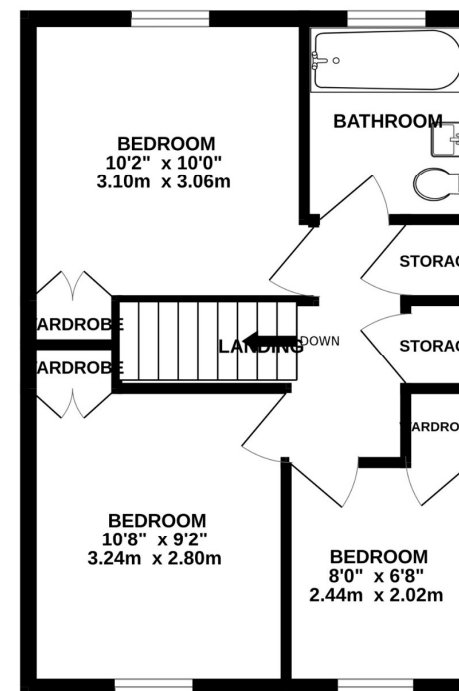




GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		