



Lyndham Avenue, Stapenhill,
Burton-on-Trent



£385,000



Key Features

- Unusual Chalet Bungalow
- Secluded & Private Location
- Far Reaching Views
- Generous Accommodation Over Two Levels
- Long Private Access Driveway
- Three Bedrooms
- EPC rating E
- Freehold





An impressive detached chalet bungalow occupying a secluded, elevated site enjoying far reaching views to the south. Approached via a long private driveway leading to a hard standing area for a number of vehicles, the property also benefits from a detached garage/workshop. With a pleasant wooded backdrop to the rear extending to protected woodland the property offers impressive accommodation which in brief comprises: - reception hall, lounge, good sized dining kitchen, two bedrooms and bathroom and on the first floor level there is a substantial master bedroom with en-suite shower. The property also benefits from an eco friendly electric heating system together with oak wood floors and doors to much of the property.

Accommodation In Detail

Entrance door with adjacent full height window leading to:

Entrance Hall

having oak wood flooring and spindled staircase rising to first floor.

Lounge 3.66m x 4.02m (12'0" x 13'2")

having window to front elevation, cornice detail to ceiling, one central heating radiator, three wall light points and feature fireplace with facing brick work and brick hearth with timber mantle over housing a multi fuel stove, connected to a back boiler.

Dining Kitchen 7.58m x 2.71m (24'11" x 8'11")

having enamel sink with mixer tap set into a slate effect work top with tiled surrounds, cream fronted base cupboards and drawers, integrated dishwasher, concealed appliance space for washing machine, built-in fridge/freezer, oven, ceramic hob with extractor canopy over, matching wall mounted units,

cornice detail to ceiling, recessed ceiling lights, window to front elevation and oak wood flooring.

Dining Area

having oak wood flooring, one central heating radiator, window to rear elevation, wall light points, part glazed door to side and built-in cupboard housing electric boiler for hot water and central heating.

On The First Floor

Bedroom Two 4.71m x 3.35m (15'6" x 11'0")

having window to rear elevation, one central heating radiator, cornice detail to ceiling and built-in double wardrobe.

Bedroom Three 2.41m x 3.36m (7'11" x 11'0")

having cornice detail to ceiling, one central heating radiator and window to rear elevation.

Bathroom

having three piece white suite comprising bath with shower attachment over together with glazed screen, wc, wash basin, ornate tiling to floor and walls, ladder style radiator, built-in airing/storage cupboard and window to front elevation.





Landing

having rooflight.

Master Bedroom 5.92m x 4.35m (19'5" x 14'4")

having three skylights, one central heating radiator and access to roof void storage area.

En-Suite

having walk-in shower cubicle, wc, wash basin, tiling to floor and walls, one central heating radiator, recessed ceiling light and skylight.

Outside

The property is approached via a private block paved driveway terminating in a stoned hard standing area with wrought iron gates. The hard standing area extends to a detached garage/workshop with electric door. A short flight of steps leads to the fore garden which is laid to lawn with a block paved pathway to the front which extends to both sides of the property. To the rear the gardens are laid to lawn with established borders and a raised patio area, there is also a large shed/workshop.

Services

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

Measurement

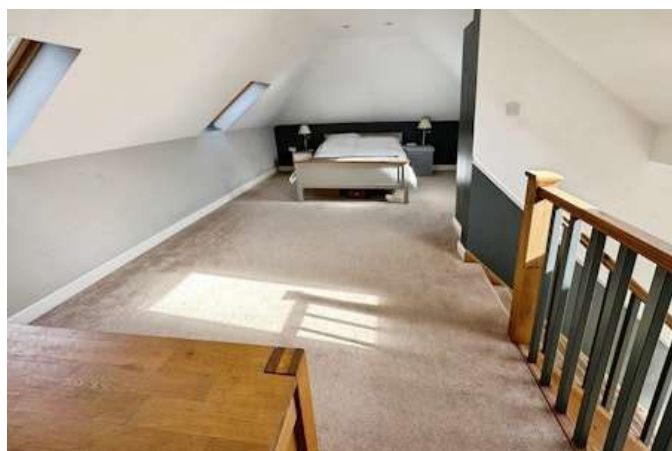
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

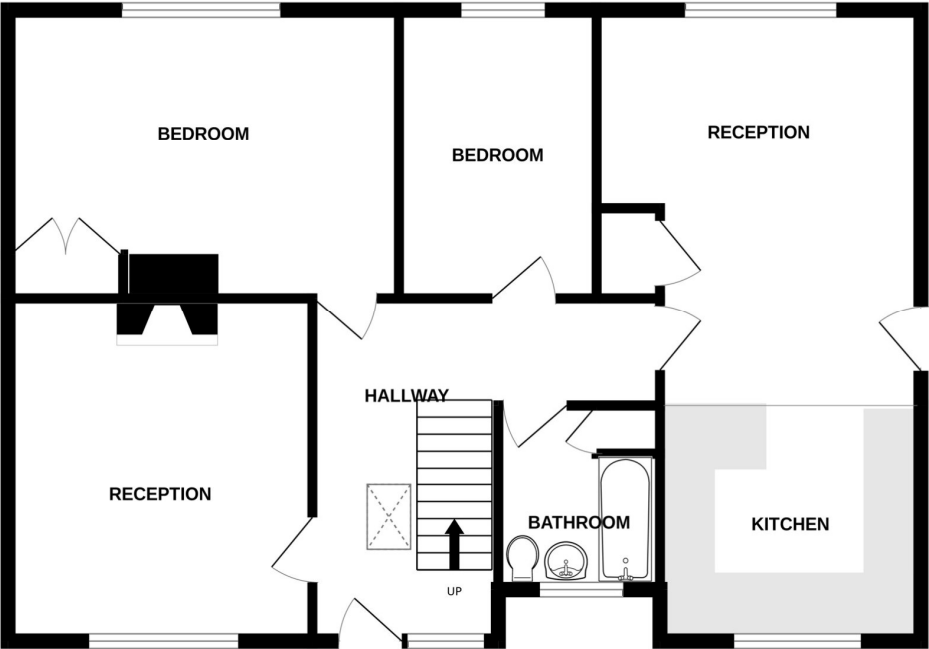
Note

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.

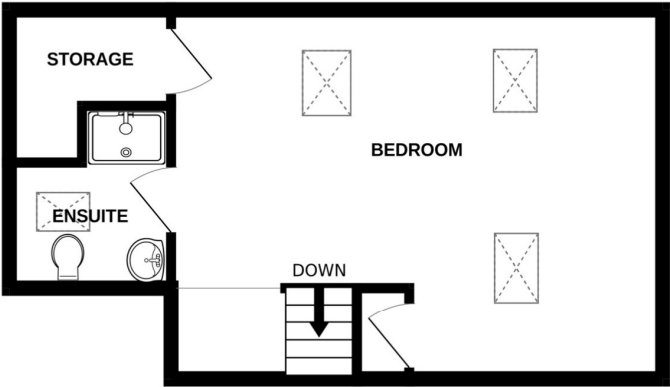




GROUND FLOOR



1ST FLOOR



30 LYNDHAM AVE

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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