



Faversham Road, Burton-on-Trent





£230,000



## Key Features

- Traditional Semi Detached Bungalow
- Well Presented Throughout
- Extended Dining Lounge
- Spacious Kitchen
- Utility Area
- Two Double Bedrooms
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended traditional two bedroomed semi detached bungalow in this well regarded sought after residential location. The location has always proven popular due to its proximity to local facilities, amenities, Burton town centre and Queens Hospital. The property benefits from a rear extension to increase the lounge/dining area, the accommodation in brief comprises: - spacious entrance hall, lounge diner, good sized kitchen, utility area, two double bedrooms, great sized shower room and attached single garage. Externally the property benefits from a great sized block paved driveway and an immaculately landscaped rear garden with space for entertaining and summerhouse with power. Viewings are highly recommended.

### Accommodation In Detail

Frosted aluminium front door leading to:

### Porch

having tiling to floor and frosted wooden glazed door leading to:

### Entrance Hall

having access to loft space, tiling to floor and one central heating radiator.

### Breakfast Kitchen 4.24m x 2.75m (13'11" x 9'0")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, space for gas cooker with extractor over, space for dishwasher and fridge/freezer, tiled splashback, one central heating radiator and Upvc double glazed window to rear elevation.

### Utility 1.83m x 4.53m (6'0" x 14'11")

having plumbing for washing machine, power, built-in storage cupboard, quarry tiling to floor, Upvc double glazing and Upvc double glazed door to rear elevation.

### Extended Lounge Diner

having gas fire with marble hearth and wooden surround, dimmer lighting controlled by remote control, carpet to floor, two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed French doors leading out to side elevation.

### Master Bedroom 3.65m x 4.1m (12'0" x 13'6")

having built-in wardrobes to either side of chimney breast, carpet to floor, one central heating radiator and Upvc double glazed bay window to front elevation.

### Bedroom Two 2.48m x 3.64m (8'1" x 11'11")

having space for wardrobe, tv aerial point, wood effect vinyl flooring, one central heating radiator and Upvc double glazed window to front elevation.

### Shower Room 2.48m x 2.1m (8'1" x 6'11")

having low level wc with concealed cistern, vanity wash basin with chrome mixer tap, walk-in double shower cubicle with glass screen and thermostatic shower, extractor fan, built-in storage cupboard housing the gas fired combination boiler, full tiling complement, tiling to floor, one central heating radiator and frosted Upvc double glazed window to side elevation.

### Outside

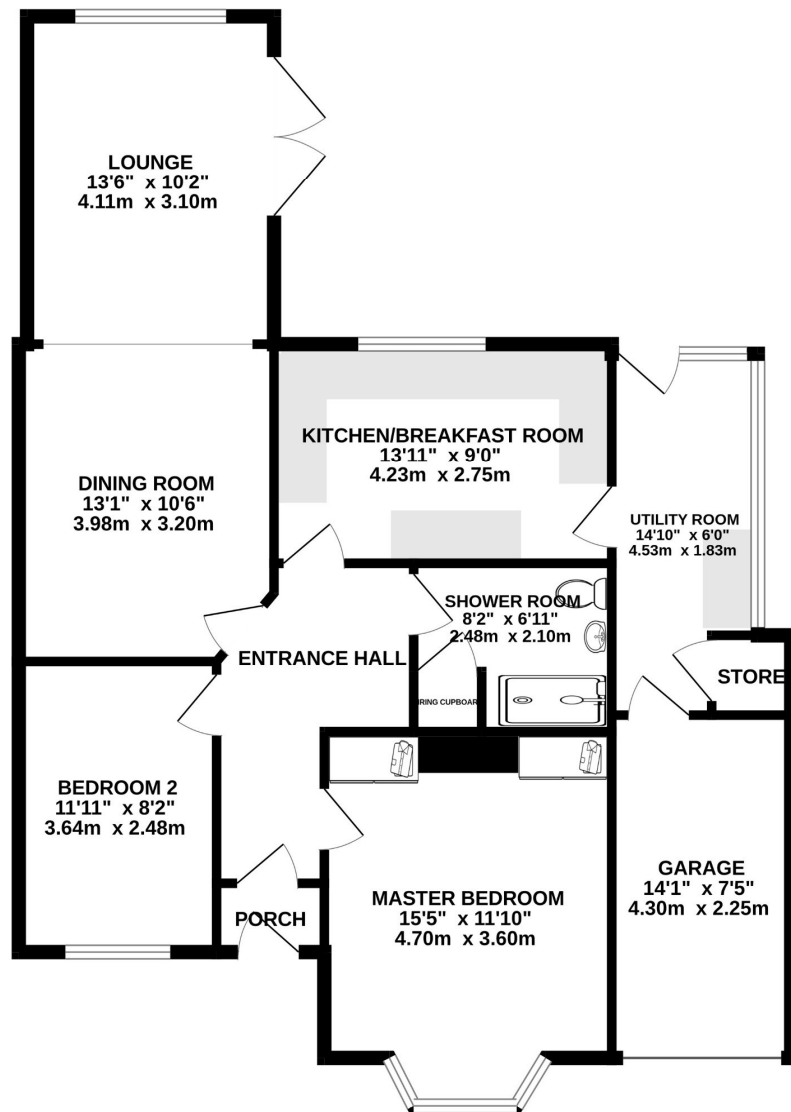
To the rear of the property is a fully enclosed garden with a great sized patio area, immaculately kept planter beds and borders, good sized lawned area and a summerhouse with power. To the front is a large block paved driveway providing parking for up to three vehicles with miniature walls to both borders.

### Garage 2.25m x 4.3m (7'5" x 14'1")

having power, lighting, work benches, gas and electric meters, consumer unit for electrics and electric roller shutter door.



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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## 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.

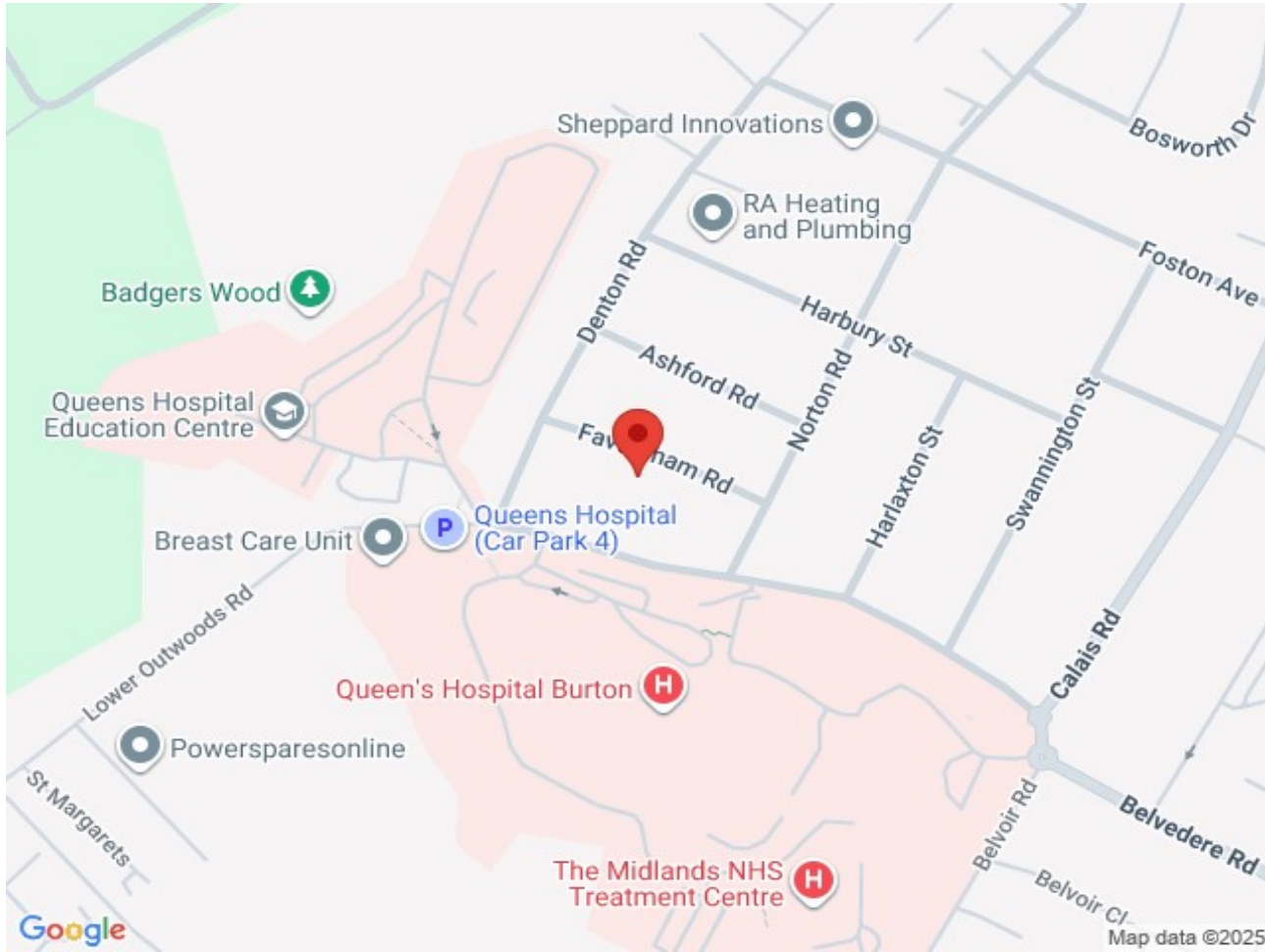
## Tenure

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

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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.



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