



Ashford Road, Burton-on-Trent





£235,000



### Key Features

- Beautifully Presented Bungalow Residence
- Highly Regarded Residential Location
- Immediate Vacant Possession
- Extended To Provide Spacious Living Accommodation
- Extensive Off Road Parking
- Landscaped Rear Garden
- EPC rating C
- Freehold





Situated close to Burton Queens Hospital this beautifully presented spacious two bedroomed extended bungalow is worthy of an internal inspection in order to appreciate the standard of accommodation on offer. In brief the accommodation comprises: - entrance porch, entrance hall, bay windowed front sitting room, beautifully fitted kitchen with a good range of built-in appliances, separate dining room with utility and garage off, two well proportioned bedrooms, the master bedroom having French doors opening out to the rear garden and there is a beautifully appointed bathroom. Outside to the front is a block paved driveway providing extensive parking and to the rear is a very pleasant landscaped garden offering ease of maintenance together with privacy.

#### Accommodation In Detail

Obscure Upvc double glazed entrance door with double glazed lights to either side leading through to:

#### Entrance Porch

having obscure leaded stain glazed entrance door leading through to:

#### Entrance Hall 4.32m x 2.31m (14'2" x 7'7")

having access to loft space, thermostatic control for central heating and one central heating radiator.

#### Front Sitting Room

having Upvc double glazed bay window to front elevation and one central heating radiator.

#### Kitchen 4.18m x 2.72m (13'8" x 8'11")

having a lovely array of quality cream fronted base and eye level units with complementary detailed surround and granite effect working surfaces, stainless steel sink and draining unit, integrated appliances including four ring electric hob with extractor over, built-in oven, microwave, fridge, freezer and dishwasher, high gloss ceramic tiling to floor, low intensity spotlights to ceiling, Upvc double glazed window overlooking

the rear garden, concealed under unit and kickstrip lighting and original cream central heating radiator.

#### Dining Room 2.17m x 4.17m (7'1" x 13'8")

having double glazed Velux skylight, low intensity spotlights to ceiling, high gloss ceramic tiling to floor, Upvc double glazed French doors opening out to the rear patio, vertical central heating radiator and doorway leading through to:

#### Utility Area 1.26m x 2.39m (4'1" x 7'10")

having plumbing for washing machine, ceramic tiling to floor and range of fitted working surfaces.

#### Garage/Store 3.41m x 2.44m (11'2" x 8'0")

having double doors, electric light and power.

#### Master Bedroom 3.26m x 3.95m (10'8" x 13'0")

having one central heating radiator and Upvc double glazed French doors opening out to the rear patio.

#### Bedroom Two 2.53m x 3.64m (8'4" x 11'11")

having Upvc double glazed window to front elevation and one central heating radiator.

#### Sumptuously Appointed Bathroom 2.52m x 2.17m (8'4" x 7'1")

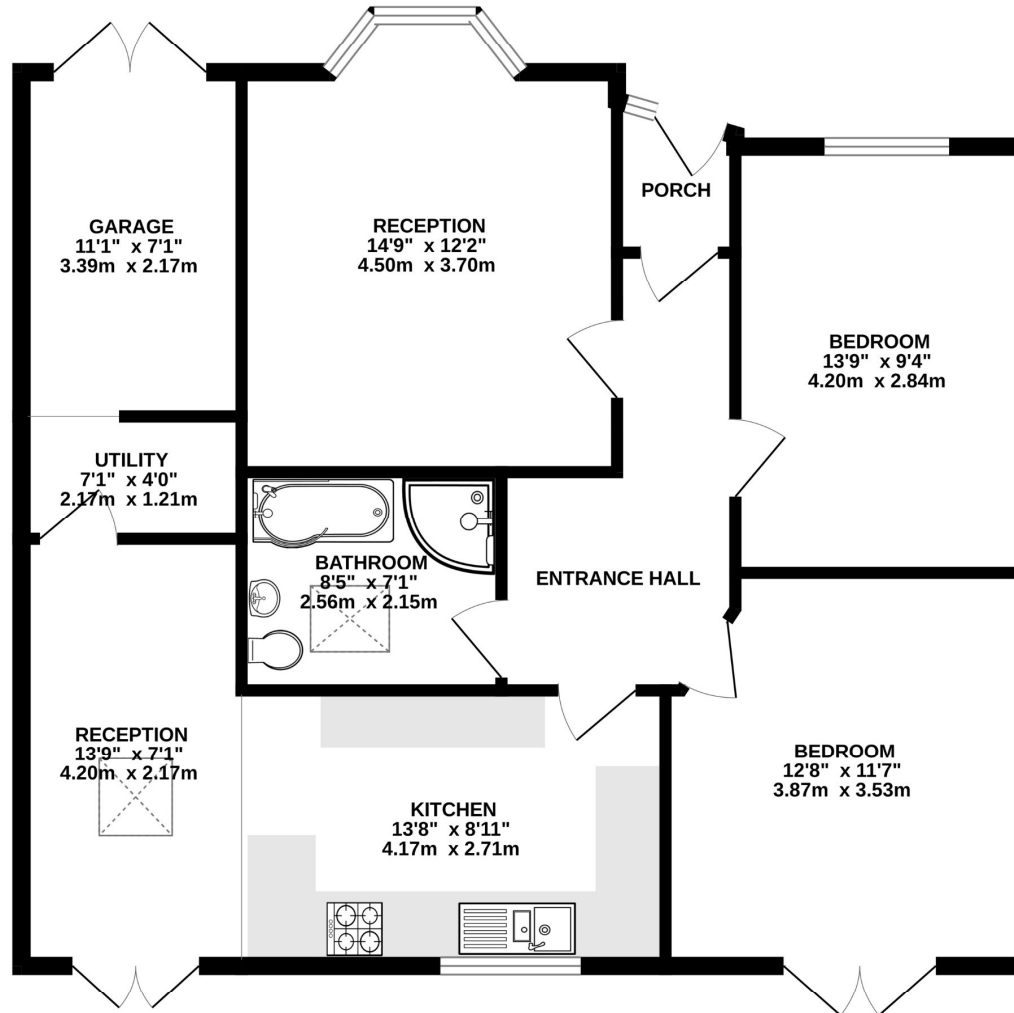
having four piece suite comprising vanity wash basin with cupboards under, low level twin flush wc with concealed cistern, over-sized bath with corner mixer taps and shower attachment, over-sized quadrant shower enclosure with thermostatically controlled shower, low intensity spotlights to ceiling, ceramic tiling to floor, heated chrome ladder towel radiator, fitted extractor vent and double glazed skylight.

#### Outside

To the front of the home is a sweeping block paved driveway providing parking for approximately three vehicles. To the rear is a particularly pleasant garden which features a large flagged patio area extending the width of the property, shaped lawns and shrubbed borders together with rose borders to the far extent of the garden. The garden is well screened by timber fencing and hedgerows.

#### Services

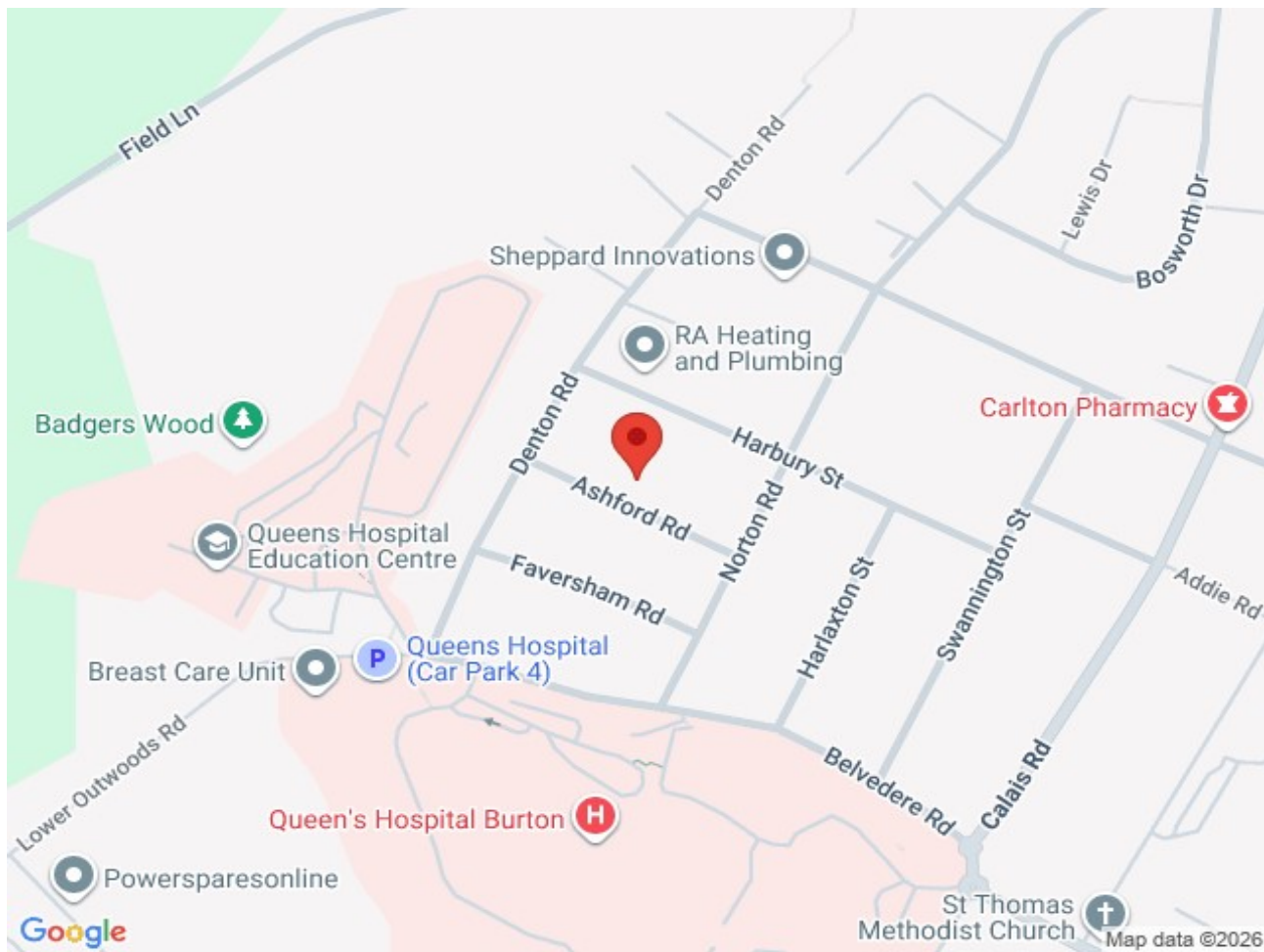
GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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		
(69-80) C	72	79
(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		