



Heritage Way, Stapenhill,  
Burton-on-Trent



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Guide price £275,000



## Key Features

- Peaceful Secluded Cul De Sac Location
- Well Proportioned Detached Bungalow
- Vacant Possession
- Close To Facilities & Amenities
- Enclosed Private Gardens
- Two Bedrooms & En-Suite
- EPC rating D
- Freehold





A particularly attractive detached bungalow in this desirable and secluded cul de sac setting. Offered for sale with immediate vacant possession, the property offers attractive and well proportioned accommodation with the benefit of double glazing and gas fired central heating. In brief the property comprises: - entrance hall with cloaks cupboard and cloak room off, lounge/dining room, fitted kitchen, master bedroom with en-suite shower, second bedroom and bathroom. Externally there are gardens to both front and rear, together with a driveway providing ample car standing and an attached garage.

#### Accommodation In Detail

Upvc entrance door opening into:

#### Reception Hall

having two central heating radiators, cloaks cupboard with double doors and airing cupboard housing the hot water tank.

#### Kitchen 2.98m x 2.98m (9.8ft x 9.8ft)

having stainless steel sink with mixer tap set into rolled edged working surfaces with tiled surrounds, base cupboards and drawers, matching wall mounted units, ¾ height cupboard, one central heating radiator, integrated oven with gas hob over and extractor canopy over and window to front elevation.

#### Lounge 6.33m x 3.37m (20.8ft x 11.1ft)

having gas fire set on a quarry tiled hearth with facing brick fireplace, one central heating radiator and window to front elevation.

#### Cloak Room

having wc, wash basin, one central heating radiator and window to side elevation.

#### Bedroom One 3.34m x 2.94m (11ft x 9.6ft)

having one central heating radiator, window to rear elevation and built-in wardrobes comprising three single wardrobes, one having a mirrored door.

#### En-Suite

having wc, wash basin, tiled shower cubicle, one central heating radiator and window to side elevation.

#### Bedroom Two 3.74m x 3m (12.3ft x 9.8ft)

having one central heating radiator and Upvc double glazed door and full height window to the rear elevation.

#### Bathroom

having three piece ivory suite comprising bath, wc, wash basin, tiled surrounds, ladder style radiator, window to side elevation and wall mounted fan heater.

#### Outside

There is a patio area extending the full width of the property. To the rear is a well established garden laid to lawn with flower borders, variety of shrubs and plants and a central rose bed.

#### Garage 4.93m x 2.47m (16.2ft x 8.1ft)

having up and over door and personal door to the rear.

#### 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

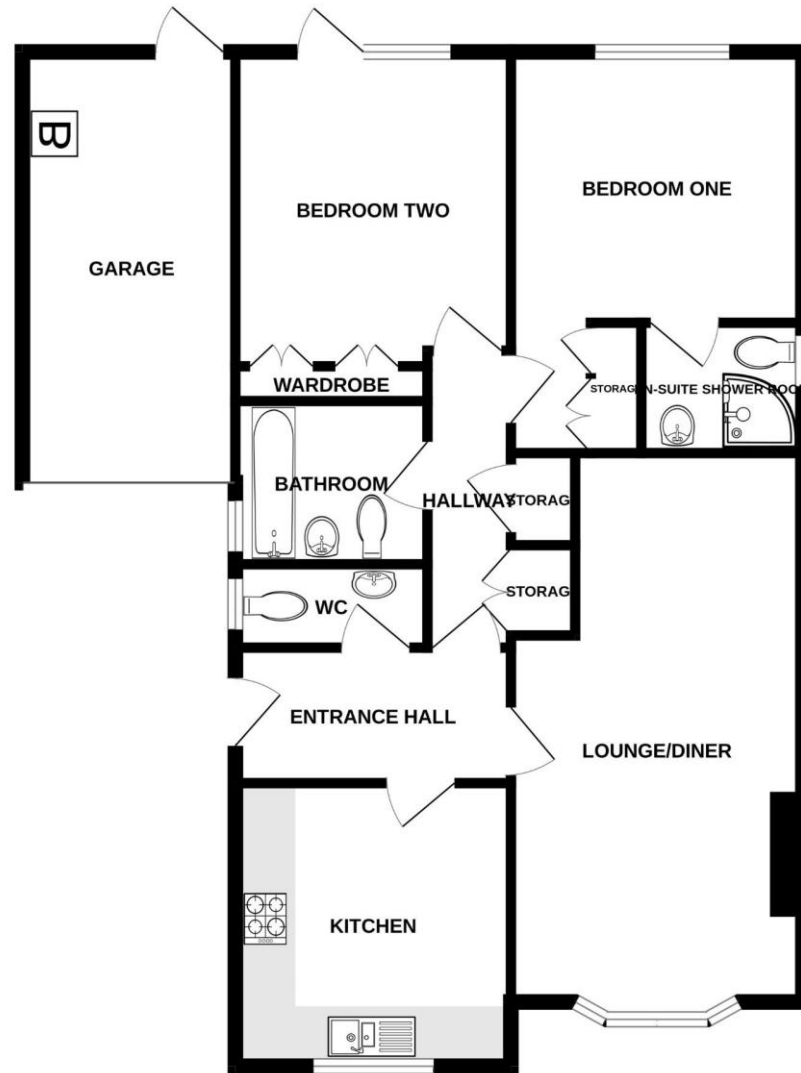
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### 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.



GROUND FLOOR



9 HERITAGE WAY

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address:  
6 Heritage St

