



Field Close, Burton-on-Trent



£250,000

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Key Features

- Impressive Detached Bungalow
- Backing Onto Open Fields
- Beautifully Presented Throughout
- High End Re-Fitted Kitchen With Integrated Appliance's
- Double Glazing & Gas Fired Central Heating
- Driveway & Garage
- EPC rating D





Situated on this ever popular location this beautifully presented spacious two bedrooomed detached bungalow is worthy of an internal inspection in order to appreciate the quality of specification on offer. In brief the property comprises: - entrance hall with cloak cupboard off, large lounge diner, high end re-fitted kitchen with full range of integrated appliances, two good sized bedrooms and recently re-fitted shower room. Outside a patterned concrete driveway provides extensive parking and leads to a detached brick built garage and to the rear is an enclosed private, landscaped garden featuring various seating, patio, lawned and shrubbed areas.

Accommodation In Detail

Half obscure leaded double glazed entrance door with obscure glazed light to side leading to:

Entrance Hall

having large double cloaks cupboard, one central heating radiator, fitted smoke alarm, thermostatic control for central heating and access to loft via retractable ladder.

Impressive Lounge Diner 6.15m x 3.35m (20'2" x 11'0")

having sliding double glazed patio doors leading to the rear garden, feature polished marble fire surround with matching backplate and hearth together with insert living flame electric fire, coving to ceiling, one double central heating radiator, fitted smoke alarm, wall light points and low intensity spotlights to ceiling.

Recently Re-Fitted Kitchen 5.19m x 2.42m (17'0" x 7'11")

having base and eye level units with complementary solid white/grey granite working surfaces, enamel sink and drainer, AEG combination oven and microwave, AEG induction hob with extractor over, integrated Neff washer/dryer, AEG dishwasher and AEG fridge/freezer, low intensity spotlights to ceiling, one central heating radiator, low intensity spotlights to ceiling, full height storage cupboard/pantry housing re-fitted Vaillant condensing combi gas fired central heating boiler, Upvc double glazed windows to side and rear elevations and half obscure double glazed door to side.



Master Bedroom 3.86m x 3.35m (12'8" x 11'0")

having upvc double glazed bow window to front elevation, one central heating radiator, coving to ceiling and ornate centre ceiling rose.

Bedroom Two 2.41m x 2.86m (7'11" x 9'5")

having Upvc double glazed bow window to front elevation, one central heating, coving to ceiling and ornate centre ceiling rose.

Sumptuously Appointed Re-Fitted Shower Room 2.37m x 1.97m (7'10" x 6'6")

having three piece quality suite comprising over-sized shower enclosure with thermostatically controlled Drenche shower, vanity wash stand basin with solid grey/white marble counter top, low level twin flush wc, low intensity spotlights to ceiling, fitted extractor vent, obscure Upvc double glazed window to side elevation and one central heating radiator.

Outside

To the front of the home is a small fore garden with an adjacent patterned concrete driveway providing extensive off road parking and leads along the left hand flank of the property to a detached brick built garage. To the rear is a lovely patio which in turn leads onto a very pleasant enclosed landscaped garden which is gradually tiered into three sections featuring further lovely seating areas.

Garage 5.54m x 2.51m (18'2" x 8'2")

having up and over door and Upvc double glazed window to side elevation.

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.

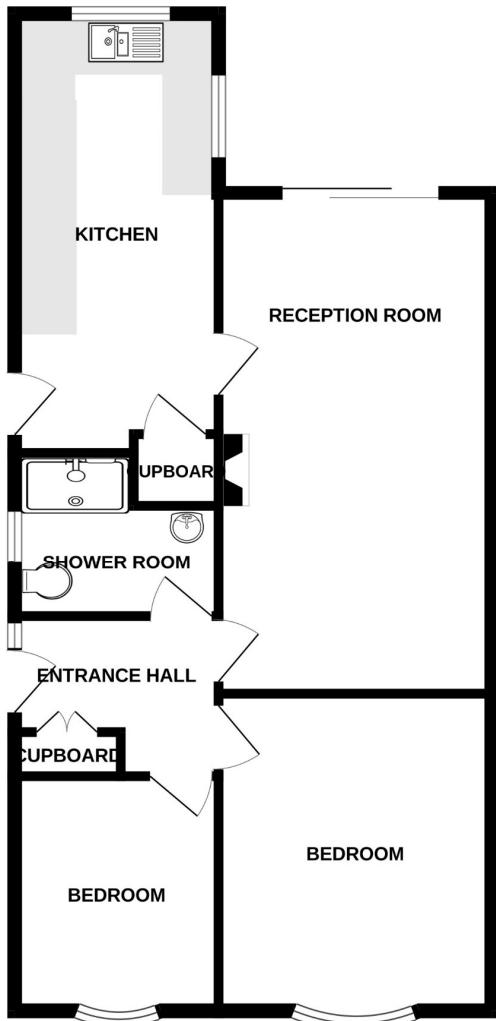
Tenure

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
691 sq.ft. (64.2 sq.m.) approx.



6 FIELD CLOSE BURTON-ON-TRENT STAFFORDSHIRE DE13 0NR

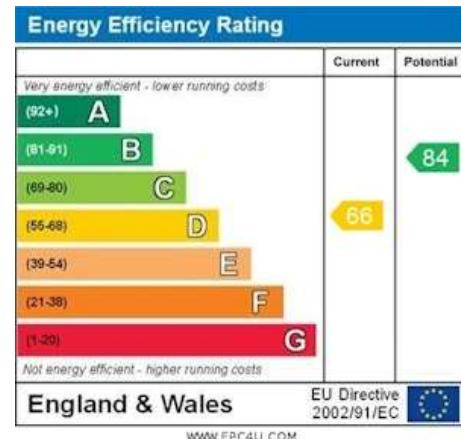
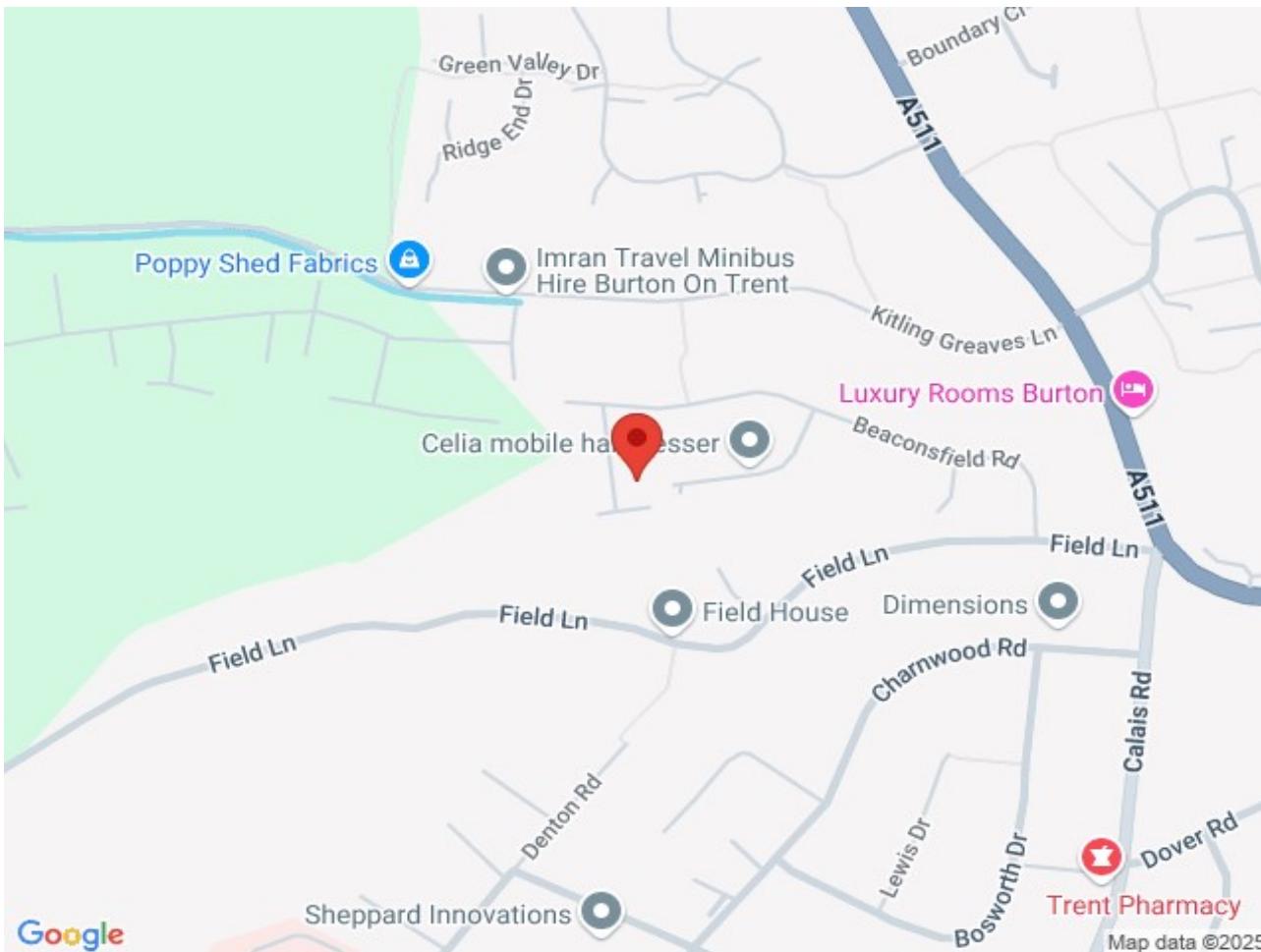
TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

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 sale/purchase 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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