CURRAN BIRDS + CO

Stanton Road

Burton-on-Trent

£300,000

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.

SUPERB EXTENDED & RENOVATED DETACHED BUNGALOW - A beautifully extended and renovated 1930s three-bedroom detached bungalow, combining traditional character with modern living. At the heart of the home is an impressive open-plan living, dining and kitchen area, fitted with stylish contemporary units. A striking glass lantern roof light and bi-fold doors flood the space with natural light and create a seamless connection between the indoor living area and the garden.

The property has been professionally refurbished throughout and finished to a high standard, with careful attention to detail that must be seen to be fully appreciated.

The accommodation comprises an entrance hallway providing access to all rooms, and a superb open-plan living, dining and kitchen space to the rear. To the front are two generously sized double bedrooms, while to the rear a versatile additional room offers flexibility as either a snug or third bedroom. This room benefits from French doors opening directly onto the delightful rear garden. A well-appointed contemporary shower room completes the accommodation.

Externally, the property offers off-road parking for two vehicles to the front. Steps lead to a paved pathway with side access to the property and gated access to the enclosed rear garden, which features a slate-paved patio and a generous lawn.

The Detail

Entrance door opens into an L-shaped hallway featuring a beautiful period tiled floor, recessed ceiling spotlights, and loft access.

To the front of the property is a beautifully presented primary bedroom, which could also serve as a reception room. It boasts brand-new carpeting, a large bay window to the front, and an additional side window, flooding the room with natural light.

A second spacious double bedroom sits to the front, tastefully decorated in neutral tones and enhanced by a large bay window. At the rear, a versatile third room is currently arranged as a snug, with French doors onto the patio, making it equally suitable as a bedroom or additional reception space.

At the rear is an impressive open-plan living, kitchen, and dining area. The kitchen is fitted with base units, drawers, and matching wall cabinets, complemented by worktops with a sink, side drainer, and extendable tap. Appliances include a four-ring electric hob with integrated oven, integrated dishwasher, space and plumbing for a washing machine, and space for a fridge freezer. Recessed ceiling spotlights and tiled splashbacks complete the look.

The living and dining area, finished in neutral décor, features a striking roof lantern and bi-fold doors opening onto the garden, creating a bright, sociable space. Wood flooring flows seamlessly from the kitchen, complemented by a contemporary-style radiator.

The refurbished shower room comprises a large glazed shower enclosure, vanity unit with inset basin and WC, tiled splashbacks, obscure side window, and heated chrome towel rail.

Externally, the front is beautifully landscaped with lighting and low-maintenance borders. The rear garden offers a generous patio ideal for entertaining, a neatly maintained lawn, and shaped herbaceous borders with mature shrubs and trees. A paved side pathway leads to a gate with access to an additional slate patio.

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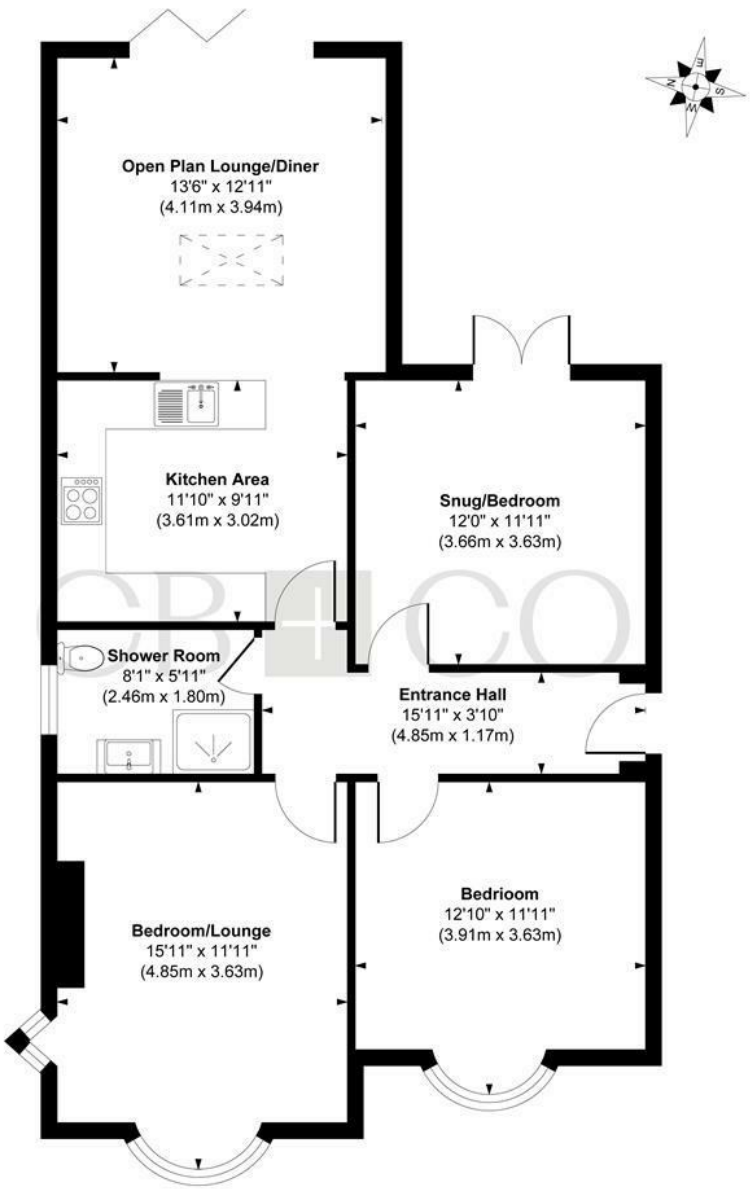
The Location

Situated in the popular residential area of Stapenhill, this property enjoys a highly convenient setting with a range of everyday amenities just moments away.

Within easy walking distance, you'll find a local convenience store, a welcoming post office, Co-op pharmacy and doctors' surgery and a dental practice - perfect for day-to-day essentials and community living.

The vibrant town centre of Burton upon Trent is just a short drive away, offering an extensive selection of supermarkets, high street shops, restaurants, leisure facilities, and excellent transport links, ensuring everything you need is within easy reach.

Stanton Road, Stapenhill, Burton-on-Trent



Floor Plan

Approx. Gross Internal Floor Area 824 sq. ft / 76.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The *Particulars*

- Superb Extended 1930's Style Detached Bungalow
- Recently Renovated and Upgraded to a High Specification
- Tastefully Presented & Stylish Contemporary Fittings
- Versatile Two/Three Bedrooms Layout
- Entrance Hallway & Open Plan Living Dining Kitchen with Bi-Folding Doors
- Two/Three Bedrooms & Contemporary Shower Room
- Driveway with Two Spaces - Generous Enclosed Rear Garden
- Easy Access to Burton-on-Trent Town Centre
- Close to Excellent Local Shops & Amenities
- No Chain Involved

Size

Approx 824.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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