



Rockingham Way, Stanton, Burton-On-Trent





## Property Description

Positioned on a sought-after development in Stanton, this superbly presented two bedroom home offers contemporary styling and a well-planned layout perfect for modern living. Entrance to open plan to Lounge and lobby area, Downstairs W.C. leading to a 15ft kitchen/Dining room area. Upstairs consists of a Landing, 2 Double Bedrooms and a Bathroom. UPVC DG + GCH. Rear Garden. Driveway at the front with parking for two cars. Still within NHBC Warranty as the property is only 5 years old. This property will be perfect for first-time-buyers and Investors. Viewing is essential!

## Entrance Hallway

Composite door to front elevation, central heating radiator and laminate flooring.

## Guest W.C

W.C, wash hand basin, extractor, spotlights and laminate flooring.

## Lounge

Double glazed window to front elevation, door to guest W.C, door to under stairs storage cupboard, carpet and two central heating radiators.

## Dining Room

Open plan to kitchen. Double glazed patio doors to rear elevation, central heating radiator and laminate flooring.

## Kitchen

Open plan to dining room. A range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, dishwasher, fridge freezer, glass splash back behind hob, tiling to other splash prone areas, extractor, spotlights and cupboard housing central heating boiler.



## Landing

Airing cupboard, loft access and all doors off.

## Bedroom One

Two double glazed windows to front elevation, central heating radiator and carpet.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

W.C, wash hand basin, bath, tiled flooring, extractor, heated towel rail and tiling to splash prone areas.

## Front Garden

Driveway providing off road parking for two vehicles.

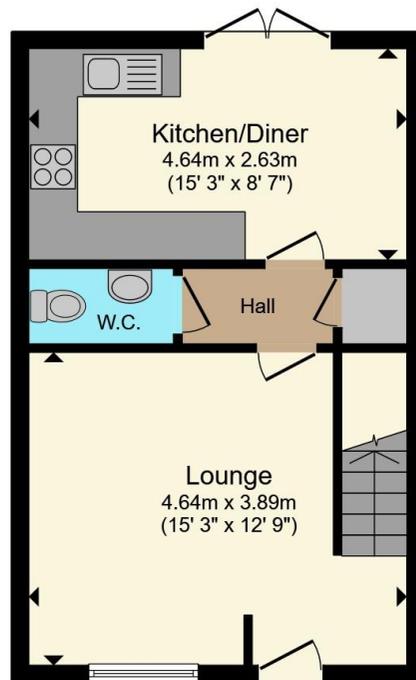
## Rear Garden

Patio area, laid to lawn, fencing to all boundaries and pathway to rear access.

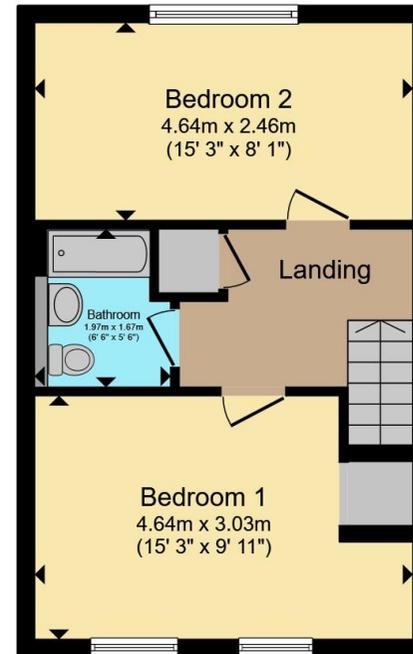








**Ground Floor**



**First Floor**

Total floor area 71.1 m<sup>2</sup> (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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 Band: B

Tenure: Freehold

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