



Woodland Road
Stanton Burton-On-Trent

Woodland Road Stanton Burton-On-Trent DE15 9SU

for sale guide price
£240,000



Property Description

A substantial detached five bedroom family home with good sized gardens to front and rear, off road parking, turning space and single garage. The property has been extended and has UPVC double glazing where specified and briefly comprises: - Entrance hall, two reception rooms, conservatory, fitted dining kitchen, inner lobby, shower room and rear office. To the first floor are five bedrooms and family bathroom. Outside: -The property is set well back from the road beyond a dwarf brick boundary wall with wrought iron gates leading to an extensive tarmac driveway providing off road parking and turning for several vehicles and access to garage. Front lawn garden, flanked with boarded inset with a variety of mature shrubs, lighting to the front door area,

To the Rear there are paved steps leading from the conservatory down to the garden level mainly consisting of lawn which is shaped and flanked borders with a variety of mature trees and shrubs, trellis along the bottom of the garden with an opening to a further area of garden which backs directly on to open fields with further established trees. Paved path leading down the side of the lawn to a covered patio area with a covered pergola, brick barbeque, outside brick store, with outside tap and power point. Slope leading to the side of the conservatory with a handrail. Gated side access to the front of the property.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via a Front UPVC double glazed entrance door with inset opaque, coloured and leaded glazing with matching attached side panels leading to entrance porch with carpeted flooring, timber framed and glazed door with matching attached side panels leading to a spacious entrance hallway having stairs off to the first floor, display alcove, wall mounted storage heater, door giving access to useful under stairs storage with light, internal door giving access to the garage, a further panelled door giving access to:

Front Sitting Room

Having a UPVC double glazed bay window to the front elevation, feature stone fireplace incorporating a coal effect electric fire on a Cornish slate hearth and timber mantle over, the fireplace extends out to give television standing and book shelving, coving to the ceiling, wall mounted electric storage heater.

Rear Sitting Room/Dining Room

Accessed from the entrance hallway and having a stone fireplace with a Cornish slate hearth with timber mantle over and extends out to provide further display shelving, coving to the ceiling, carpeted flooring, double opening UPVC double glazed French doors giving access to the conservatory, coloured and leaded panels to the sides of the French doors.

Dining Kitchen

Accessed from the entrance hallway and having a range of light oak fronted matching base and wall units, laminated work surfaces over, single drainer one and quarter stainless steel sink unit with

chrome mixer tap over, ceramic tiled splash back, vinyl floor covering, panelled walls, UPVC double glazed window to the rear giving aspect into the conservatory, electric ceramic hob, eye level electric integrated oven, storage heater, UPVC double glazed opaque window to the side elevation, space for fridge freezer, timber framed and glazed door leading to an: -

Inner Lobby

Having part panelled walls and a door off to cloaks/shower room

Shower Room

Having a three piece suite with a corner glazed shower cubicle with an electric shower, fully tiled to the cubicle, low level wc, wash hand basin, part ceramic tiled walls, UPVC double glazed opaque window to the side, wall mounted electric heater.

Rear Office

Off the inner lobby is a further timber and glazed door giving access to a rear office/playroom/garden room, UPVC double glazed windows to the side and rear elevations, part panelled walls, electric storage heater, fitted drawers and desk unit included in the selling price.

Conservatory

Off the inner lobby there is a further UPVC double glazed door, coloured and leaded glazed side panel giving access to the conservatory, being of UPVC and double-glazed construction with a sloping polycarbonate roof, ceiling fan lights, vertical fitted blinds, UPVC double glazed double French doors giving access to the rear garden.

First Floor Landing

Double door fronted airing cupboard with slatted shelving for linen storage, immersion heater and hot water cylinder.

Bedroom One

Having fitted wardrobes continuing around two sides of the room and centred vanity unit, with overhead storage, coving to the ceiling, wall mounted electric storage heater, carpeted flooring, UPVC double glazed bay window to the front elevation.

Bedroom Two

Having an extensive range of fitted furniture, wardrobes, centred vanity unit, drawers, open shelving, carpeted flooring, coving to the ceiling, wall mounted electric storage heater, UPVC double glazed window to the rear elevation giving aspect over the garden.

Bedroom Three

UPVC double glazed window to the rear elevation giving aspect over the garden, coving to the ceiling, double door fitted wardrobe, fitted desk/ vanity unit,

carpeted flooring, wall mounted electric storage heater.

Bedroom Four

UPVC double glazed window to the front elevation giving aspects over the front garden, carpeted flooring, wall mounted electric storage heater, coving to the ceiling

Bedroom Five

UPVC double glazed window to the front elevation giving aspects over the front garden, carpeted flooring, wall electric mounted storage heater, coving to the ceiling, Having access to boarded loft with light and power.

Outside

The property is set well back from the road beyond a dwarf brick boundary wall with wrought iron gates leading to an extensive tarmac driveway providing off road parking and turning for several vehicles and access to garage. Front lawned garden, flanked with boarded inset with a variety of mature shrubs, lighting to the front door area,

To the Rear there are paved steps leading from the conservatory down to the garden level mainly consisting of lawn which is shaped and flanked boarders with a variety of mature trees and shrubs, trellis along the bottom of the garden with an opening to a further area of garden which backs directly on to open fields with further established trees. Paved path leading down the side of the lawn to a covered patio area with a covered pergola, brick barbeque, outside brick store, with outside tap and power point. Slope leading to the side of the conservatory with a handrail. Gated side access to the front of the property.

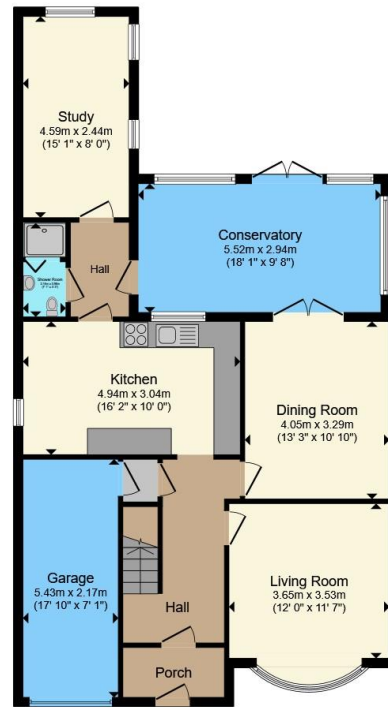
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor

Total floor area 169.0 m² (1,819 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



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205791 - 0008

Tenure: Freehold EPC Rating: F Council Tax Band: E

view this property online ashleyadams.co.uk/Property/MEL205791



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205791 - 0008