

# Clay Street

Stapenhill, Burton-on-Trent, DE15 9BE



Set in a lovely established location is this spacious, extended semi detached bungalow with modern interior ready to move into. Featuring three double bedrooms, superb bathroom, spacious lounge/diner and a well appointed breakfast kitchen. No Upward Chain.

£269,500

John German 

This semi detached bungalow impresses throughout, with a modern interior ready into extended to offer a spacious home, ideal for those seeking a lovely home to downsize to without compromising on space.

The location is a lovely, well established spot handy for local amenities, Stapenhill gardens with beautiful riverside walks and its situated just a short drive from the town centre and shops.

Set behind a double width drive the front door opens into the porch and hallway with doors leading off.

The dining room and lounge are open plan with French doors opening out to the gardens.

The breakfast kitchen is a well appointed with plenty of fitted units, an integrated oven and hob, space for further appliances, window framing garden views and door to the side access.

There is plenty of bedroom space as well, three double bedrooms mean this could also be an ideal family home or the potential to use one as a spacious home office or additional bedroom if only two bedrooms are needed.

The bathroom is well designed with both a bath and separate shower, wc, basin and towel rail/radiator.

To the rear are established gardens with a paved terrace, shaped lawns and borders.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA20012026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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