HOPKINS & DAINTY
ESTATE AGENTS









The Grange, Burton-On-Trent, DE14 2EX

£250,000

PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES**

OPEN 7 DAYS A WEEK HOPKINS & DAINTY of TICKNALL bring to the market this beautifully presented and spacious, two double bedroom detached Bungalow. Set in an established residential area of Burton upon Trent, with easy access to the A38, the hospital and very convenient for Burton town centre and the local supermarkets. Offering ready to move into accommodation which has been completely refurbished in the last four years by the current owners and stands on the pleasant large yet low maintenance garden plot.

The accommodation comprises: entrance hallway. Contemporary fitted kitchen with a comprehensive range of integrated appliances leading into the spacious conservatory ideal for eating and relaxing. A generous front lounge room with media wall and bay window giving lots of light. Both double bedrooms are light and airy and bathroom is located adjacent to the main bedroom. The property has gas central heating off a combination boiler, double glazing, front lawn garden, side driveway parking for up[to three cars and a delightful enclosed rear lawn and patio garden with a storage shed.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall

Black contemporary door leading into the entrance hall with useful storage cupboards, doors leading to bedroom two and lounge.

Lounge 16'9" (max) x 9'10" (5.13 (max) x 3.01)

Bright and spacious room with large front facing bay window. Contemporary media wall housing TV and inset fire. Radiator and air-conditioning unit.

Kitchen 10'5" x 8'2" (3.18 x 2.50)



Bright contemporary kitchen with matching wall and base cupboards in an attractive dark grey with solid wood worktops and attractive tiling. Integrated washing machine, dishwasher and freezer. Room for fridge. Built in Electric oven, gas hob and extractor fan and separate built in microwave, 1 1/5 bowl sink with waste disposal unit. Opening leading through to the conservatory.

Conservatory 17'7" x 8'0" (5.36 x 2.46)



Bright and airy room with lots of space for dining or relaxing. Air-conditioning unit and useful dog flap. Double doors giving access to the low maintenance garden.

Bedroom 1 10'5" x 9'10" (3.18 x 3.01)



Spacious double bedroom with rear facing window, radiator and air-conditioning unit. Built in wardrobes.

Bedroom 2 8'0" x 6'8" (2.46 x 2.04)



Double bedroom with window to the side overlooking the garden with central heating radiator.

Bathroom 7'8" (max) x 8'0" (2.36 (max) x 2.45)



Contemporary bathroom with white three piece suite comprising built in WC. sink with vanity unit, freestanding bath and separate walk in shower. Fully tiles walls and floor.

Rear Garden



Large low maintenance sunny garden with artificial grass, useful storage shed and two patio areas ideal for outdoor dining and relaxing. The garden extends to the side of the property as well as the back.

Driveway

The three car driveway is to the side of the property accessed from Grange Street, there is also a useful side gate giving access to the garden and access to the useful workshop/ office space.

Work room/ office space. 18'10" x 11'3" (5.75 x 3.45)



Accessed from the drive way and the rear garden is this useful space with running hot and cold water, electricity and air conditioning. Two rooms that give flexible work space or as an offer currently run as a business. Useful storage cupboards.

Important Information

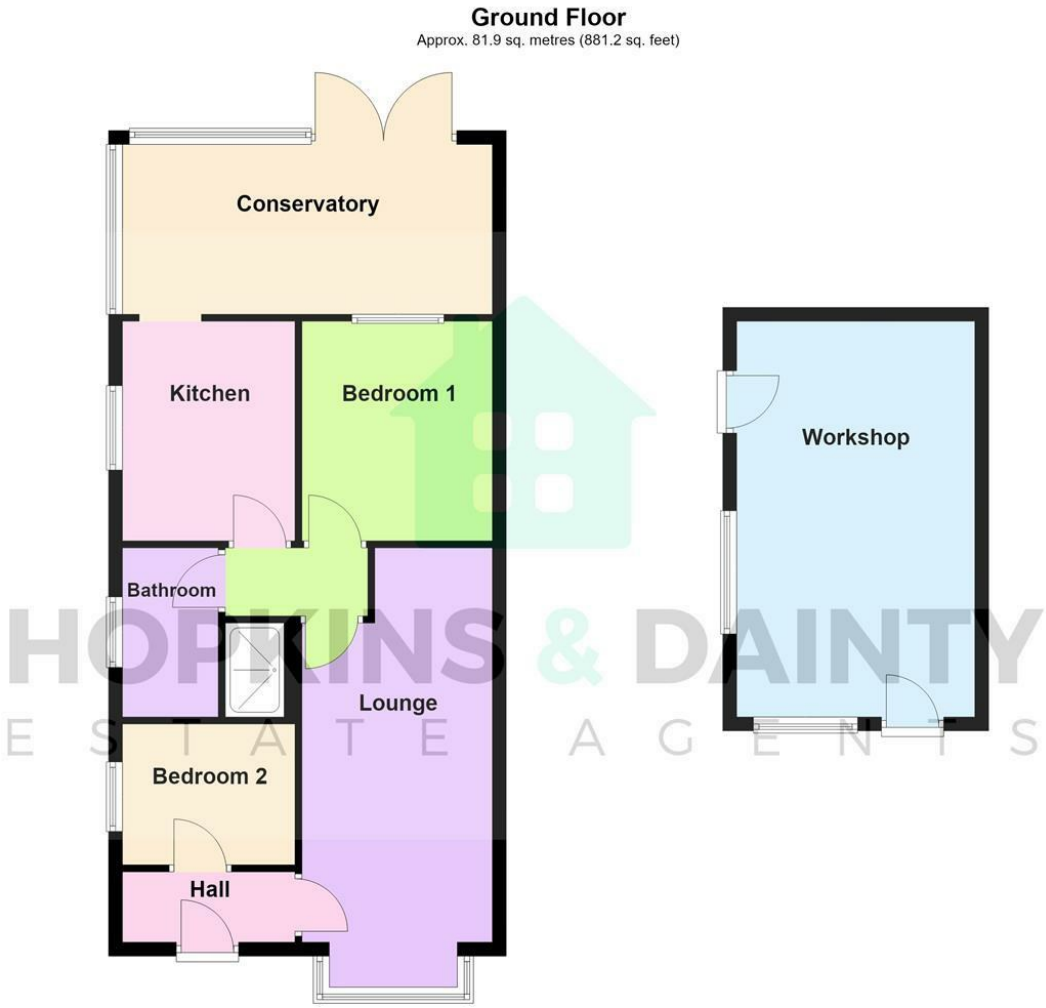
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.

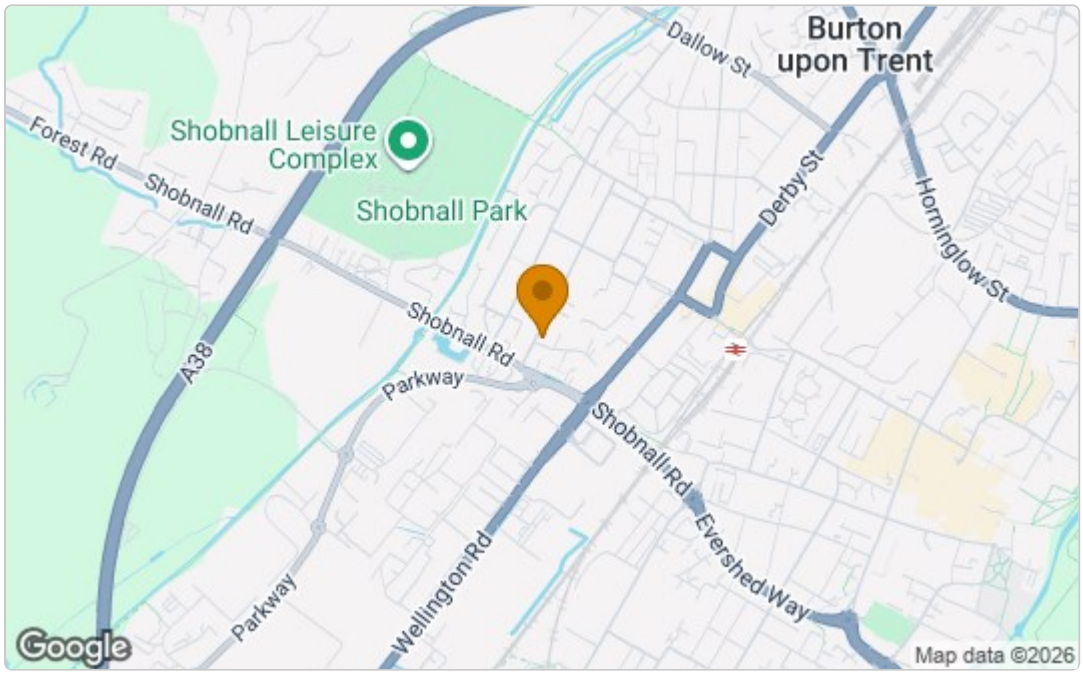
Floor Plan



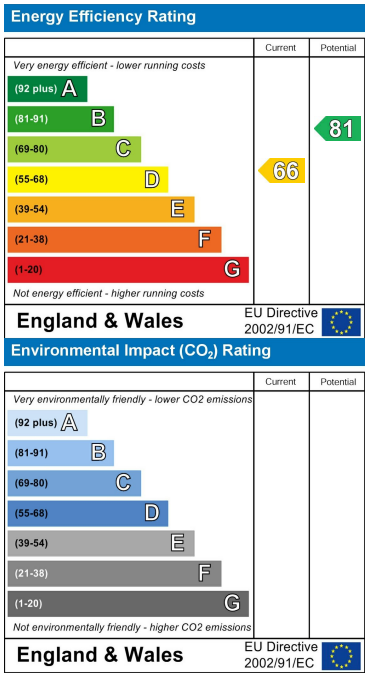
Total area: approx. 81.9 sq. metres (881.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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