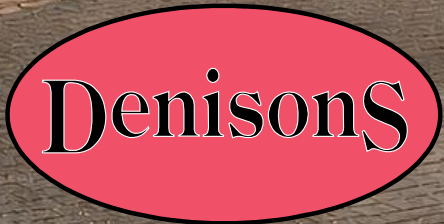




91 Whitehayes Road



91 Whitehaves Road

Burton, BH23 7NY

£650,000

An extremely spacious four bedroom detached chalet bungalow with potential internal annexe facility, ideal for a relative or potential B&B. Situated in a quiet road within walking distance to the village green, the property is well presented throughout offering excellent size accommodation including a superb open plan kitchen/diner and a good size living room with a log burner, four good-sized bedrooms, family bathroom, shower room and a large conservatory which out looks onto the beautiful large private rear garden which has two outbuildings to the rear with insulation and power. The property also benefits from a driveway providing off road parking for several vehicles and garage with partitioned workshop and loft space, no onward chain.



Entrance Hall

Inner Hall

Kitchen/Diner 11' 11" x 8' 6" (3.63m x 2.59m)

Conservatory 20' 1" x 12' 6" (6.12m x 3.81m)

Sitting Room 22' 4" x 11' 3" (6.80m x 3.43m)

Bedroom Two 14' 0" x 7' 4" (4.26m x 2.24m)

Bedroom Three 9' 9" x 9' 2" (2.96m x 2.8m)

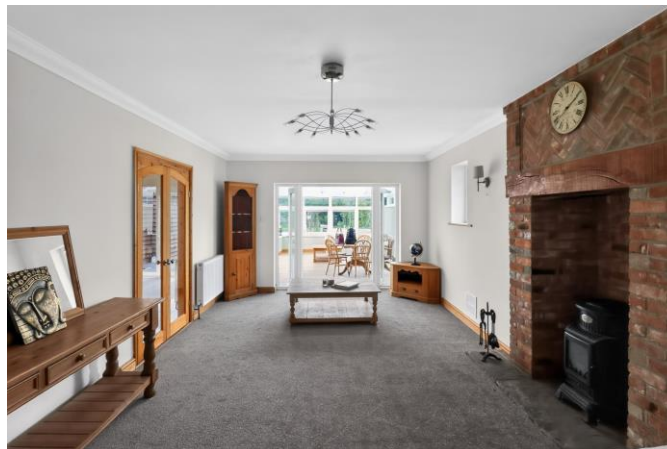
Shower Room

First Floor

Bedroom One 13' 4" x 12' 10" (4.06m x 3.91m)

Bedroom Four 11' 7" x 9' 4" (3.53m x 2.84m)

Family Bathroom





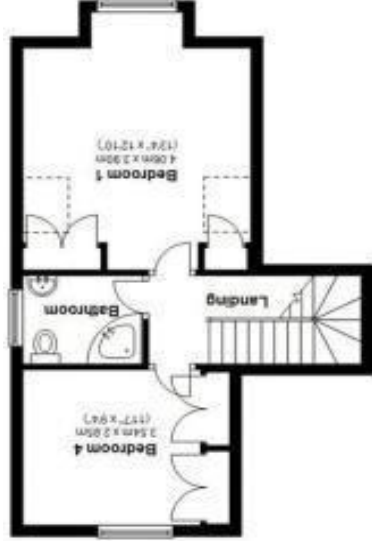
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Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	A	82	Very energy efficient - lower running costs
	B		
Current	C	59	Not energy efficient - higher running costs
	D		
	E		
	F		
	G		
	(1-20)		
	(92-100)		



First Floor
 Approx. 27.0 sq. metres (288.5 sq. feet)

Total area: approx. 148.9 sq. metres (1603.0 sq. feet)



Ground Floor
 Approx. 111.9 sq. metres (1204.0 sq. feet)