



Stanton Road, Stapenhill,
Burton-on-Trent



£200,000



Key Features

- Detached Home
- Four Bedrooms
- Three Reception Rooms
- Off Road Parking
- Close To Town Centre
- Viewing A Must
- EPC rating D
- Freehold





A generous detached property with the benefit of off road parking in close proximity to local facilities and the town centre.

Offered for sale with vacant possession, the property comprises, two reception rooms, large kitchen, bathroom and 4 good bedrooms. there is a garden to the rear and off road parking.

Accommodation In Detail

Entrance Porch 1.24m x 1.32m (4'1" x 4'4")
leading to:

Reception Room 3.48m x 3.78m (11'5" x 12'5")
having Upvc double glazed window to front elevation, one central heating radiator and built-in storage cupboard.

Reception Room 3.96m x 3.68m (13'0" x 12'1")
having Upvc double glazed window to front elevation, one central heating radiator and built-in storage cupboards.

Dining Room 3.71m x 4.27m (12'2" x 14'0")
having staircase rising to first floor, understairs storage cupboard, two central heating radiators and Upvc double glazed window to rear elevation.

Kitchen 3.86m x 2.34m (12'8" x 7'8")
having an array of base and wall mounted units with complementary working surfaces, sink and draining unit, plumbing for washing machine, integrated oven with six ring gas hob over and tiled splashback.

Utility Area
having plumbing for washing machine and storage cupboard.

Family Bathroom
having obscure Upvc double glazed window to rear elevation, one central heating radiator, built-in storage cupboard and three piece suite comprising low level wc, pedestal wash hand basin and panelled bath with shower over.

On The First Floor

Landing 8.26m x 0.94m (27'1" x 3'1")
having Upvc double glazed windows to side elevations and one central heating radiator.

Master Bedroom 3.58m x 3.89m (11'8" x 12'10")
having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Two 3.73m x 3.99m (12'2" x 13'1")
having Upvc double glazed window to front elevation, one central heating radiator and feature fireplace.

WC
having low level wc, wall mounted sink, obscure Upvc double glazed window to side elevation and one central heating radiator.

Bedroom Three 2.77m x 3.1m (9'1" x 10'2")
having Upvc double glazed window to rear elevation, one central heating radiator and door leading out to rear garden.

Bedroom Four 2.59m x 2.92m (8'6" x 9'7")
having Upvc double glazed window to rear elevation and one central heating radiator.

Outside
There is allocated off road parking leading to a tiered rear garden featuring artificial lawn, mixture of plants, shrubs, trees, decked and patio seating areas.

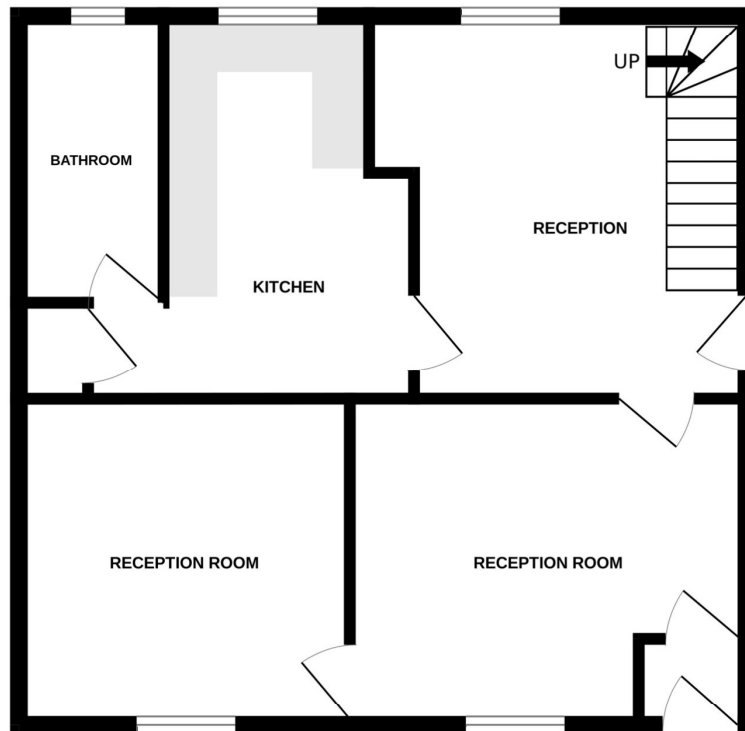
Services
All mains services are believed to be connected to the property.

Measurement
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

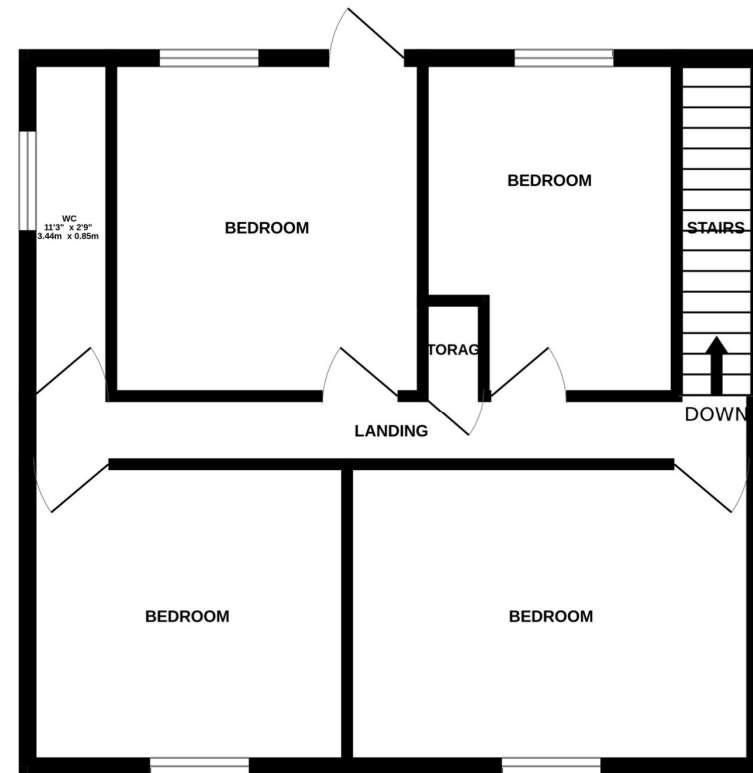
Tenure
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

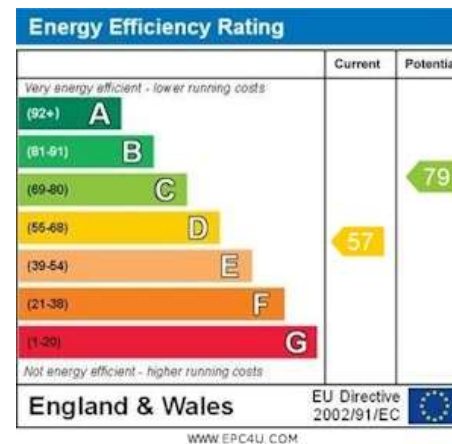
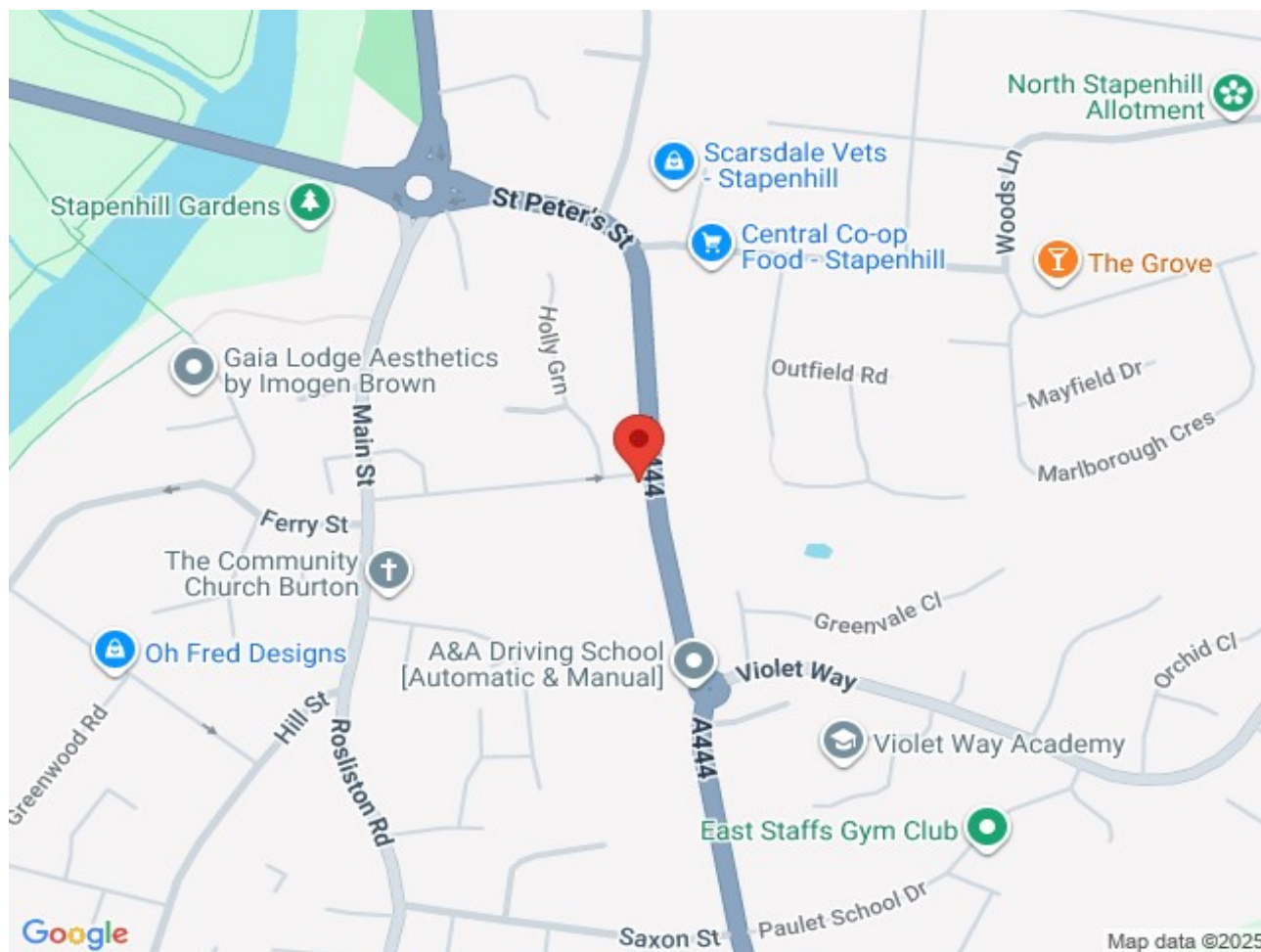
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.