



Woodland Road
Stanton Burton-On-Trent

burchell
edwards

Woodland Road Stanton Burton-On-Trent DE15 9SU

for sale
£350,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom detached bungalow, situated on a lovely road in the desirable area of Stanton. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with an extensive driveway providing off road parking for multiple vehicles, whilst also pushing the property away from the roadside for enhanced privacy. Internally, the property has been finished to an exquisite standard throughout and offers a spacious property consisting of: a wonderful lounge/diner/kitchen which offers ample storage and integrated appliances, an easy to maneuver hallway, a modern, family bathroom along with three great sized bedrooms. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and an extensive sized lawn area, with a high level of privacy, the garden presents a perfect relaxation area. Viewing of this lovely property is essential!

Entrance Hallway

Wooden flooring, spotlights, central heating radiator.

Lounge/Diner/Kitchen

Wooden flooring, spotlights, window to rear elevation, doors leading to rear garden, central heating radiator, cupboards over counters, resin sink & drainer, plumbing for washer, integrated fridge/freezer.

Bedroom One

Carpet flooring, window to front elevation, pendant light, central heating radiator, loft access.

Bedroom Two

Carpet flooring, window to front elevation,

pendant light, central heating radiator.

Bedroom Three

Wooden flooring, window to side elevation, pendant light, central heating radiator.

Family Bathroom

Tiled flooring, spotlights, low level flush W/C, hand wash basin, central heating radiator, window to side elevation, bath, walk in shower.

Front Garden

Stone and gravel driveway providing off road parking for multiple vehicles (10+)

Rear Garden

Enclosed rear garden, high level of privacy, patio seating area, large laid to lawn area.









Total floor area 69.7 m² (750 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 Burchell Edwards on

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Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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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.

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