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SALES & LETTINGS

Cameron Close, Stapenhill, DE15 9GT

Offers In The Region Of £185,995

https://www.abodemidlands.co.uk

** NO UPWARD CHAIN **

Located within the well-regarded Brizlincote Valley area of Burton-on-Trent, this well-presented two-bedroom semi-detached home offers practical living accommodation alongside off-street parking for two vehicles and a generous rear garden. The property benefits from a well-balanced layout, a bright sunroom overlooking the garden, and a pleasant position within a popular residential setting.

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Accommodation

Ground Floor

The accommodation is accessed via a front entrance door leading into the entrance hallway, with stairs rising to the first floor and access into the main living space. The living room sits centrally within the home and provides a comfortable area for seating, featuring a fireplace as a focal point and an opening through to the sunroom at the rear.

The sunroom is a notable addition, offering a light-filled space with views over the garden and direct access out onto a raised decked seating area—ideal for relaxing or entertaining.

The kitchen is positioned to the front of the property and is fitted with a range of wall and base units, work preparation surfaces, and space for appliances. Adjacent to this, the dining room provides space for a table and chairs, creating a separate area for dining.

First Floor

To the first floor, the landing provides access to two well-proportioned bedrooms and the bathroom. The main bedroom is a comfortable double room, while the second bedroom offers versatility as a guest room, home office, or nursery.

The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC.

Outside

To the front of the property, there is off-street

parking for two vehicles.

The rear garden is of a good size and mainly laid to lawn, with fenced boundaries providing a sense of enclosure. A decked seating area sits directly off the sunroom, creating an ideal space for outdoor dining, while the remainder of the garden offers scope for further landscaping or planting.

Location

Brizlincote Valley is a popular residential area within

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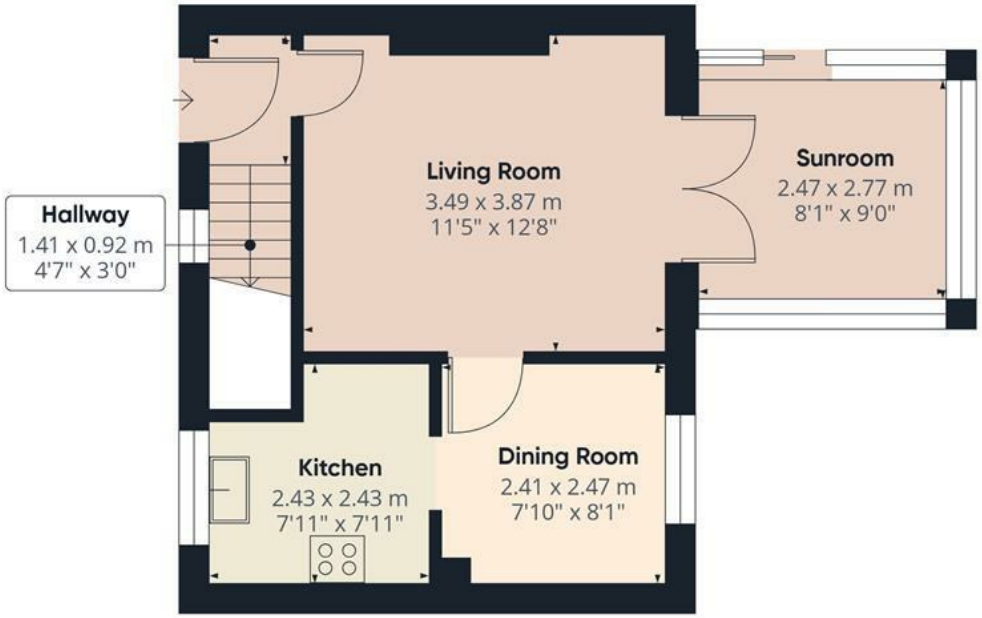
Burton-on-Trent, offering convenient access to a range of local amenities including shops, schools, and leisure facilities. The property is well placed for transport links, with easy access to the A38 providing routes to Derby, Lichfield, and Birmingham, making it suitable for commuters.



Floor 0

Floor 1

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Approximate total area(1)

61 m²

657 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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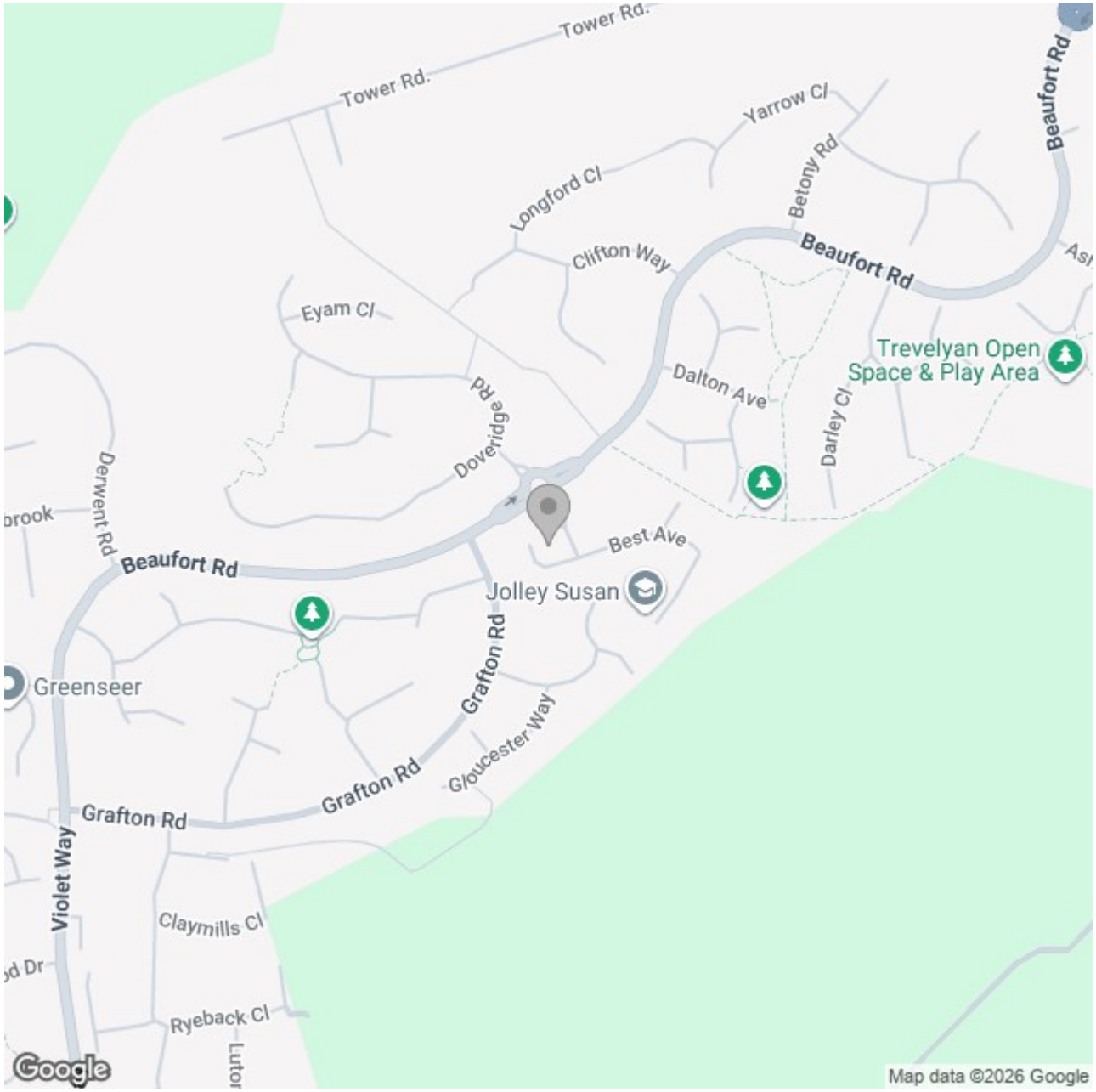

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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