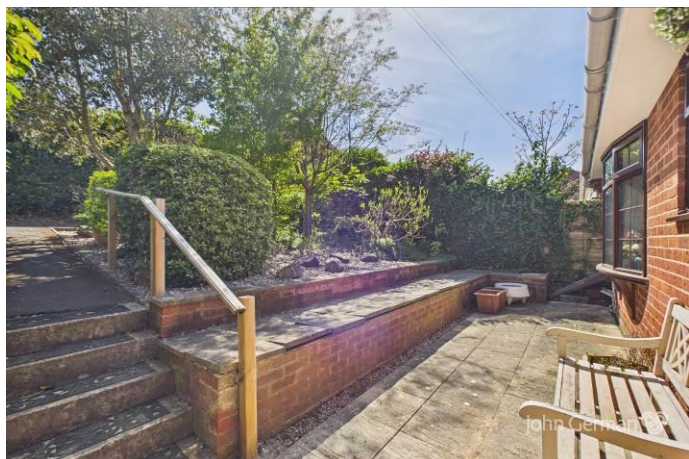



Hawthorn Crescent

Stapenhill, Burton-on-Trent, DE15 9QP



John German 

Tucked away just off Hawthorn Crescent in the popular area of Stapenhill, this three-bedroom detached bungalow offers spacious and versatile accommodation extending to approximately 1,254 sq. ft. (116.6 sq. m.), with excellent potential for modernisation and improvement, and is available with no upward chain.

Offers In Region Of £300,000

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The property features two generous double bedrooms alongside a third bedroom, ideal as a small double or single room, perfect for guests, a home office or nursery. The layout is well-balanced, with a central hallway leading to all principal rooms.

The kitchen is a particularly generous space, fitted with a range of wall and base units, drawers, and offering space for a fridge freezer and cooker. There is ample floor space to accommodate a kitchen island or dining table, making it a highly functional and sociable area. Leading off the kitchen is a useful utility room, which provides space for a washing machine and dryer, houses the boiler, and doubles as a practical boot room. The utility also benefits from an external door to the garden.

The living and dining rooms are both well-proportioned and flow in an open-plan style, creating a light and welcoming living space. The living room enjoys sliding doors opening onto the terrace, allowing for easy indoor-outdoor living.

The bathroom is fitted with a walk-in shower, WC, and hand wash basin.

Externally, the property boasts a private rear garden, thoughtfully planted with a variety of flowers, shrubs, bushes, and trees, offering a peaceful and secluded retreat-ideal for keen gardeners. To the front, there is a low-maintenance garden with additional planting, along with a driveway leading to the double garage.

Situated in a quiet yet convenient location, the property benefits from a range of local amenities within Stapenhill including shops, supermarkets, schools and healthcare facilities. Burton upon Trent town centre is also easily accessible, offering a wider range of retail and leisure facilities, along with good transport links.

This property presents a fantastic opportunity for buyers looking to put their own stamp on a home in a desirable location.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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