



Bretlands Way, Stapenhill,  
Burton-on-Trent



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£220,000



## Key Features

- Traditional Semi Detached Home
- Attic Conversion To Create Fourth Attic Bedroom
- Immediate Vacant Possession
- In Need Of Improvement & Up-Grading
- Fabulous Garden Plot
- Viewing A Must To Fully Appreciate
- EPC rating D
- Freehold





Situated in this popular and convenient position this traditional, heavily extended semi detached home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - entrance hall, large through bay windowed lounge diner, large rear extended breakfast kitchen, separate utility room, on the first floor a landing leads to three bedrooms and bathroom and a staircase rises to an attic bedroom. Outside to the front is a driveway providing parking for two vehicles and to the rear is a substantial garden screened well be hedgerows and featuring a metal sectional garage and further large workshop/store.

#### Utility Room 3.54m x 1.66m (11'7" x 5'5")

having Upvc double glazed window to side elevation, range of fitted light oak base and wall mounted units, stainless steel sink, draining unit and ceramic tiling to floor and fitted Ideal condensing combi gas fired central heating boiler.

#### On The First Floor

##### Landing

having leaded obscure glazed window to side elevation.

##### Bedroom One 3.2m x 3.5m (10'6" x 11'6")

having Upvc double glazed window overlooking the rear garden and one double central heating radiator.

##### Bedroom Two 3.52m x 3.28m (11'6" x 10'10")

having Upvc double glazed leaded bay window to front elevation, one double central heating radiator and two double built-in wardrobes.

##### Bedroom Three 1.81m x 2.27m (5'11" x 7'5")

having built-in captains bed, range of built-in wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

##### Bathroom

having suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, extensive tiling complement to walls and floor and one central heating radiator.

##### Attic Room 3.72m x 3.77m (12'2" x 12'5")

having large double glazed Velux rooflight, two double central heating radiators, stripped pine floor and extensive eaves storage space.

##### Outside

To the front of the property is a double width driveway providing ample parking. To the rear is a large patio and yard area leading to a detached metal sectional garage, beyond which lies an extremely large mainly lawned garden screened be hedgerows. At the far extent of the garden is a further large store/workshop.



##### Accommodation In Detail

Obscure double glazed entrance door with double glazed lights to either side leading to:

##### Entrance lobby

having half obscure leaded stain glazed entrance door with obscure double glazed lights to either side leading to:

##### Entrance hall 1.8m x 3.52m (5'11" x 11'6")

having staircase rising to first floor, wall mounted Baxi Brazillia wall heater and useful understairs storage cupboard housing meters and obscure glazed window to side elevation.

##### Lounge Diner

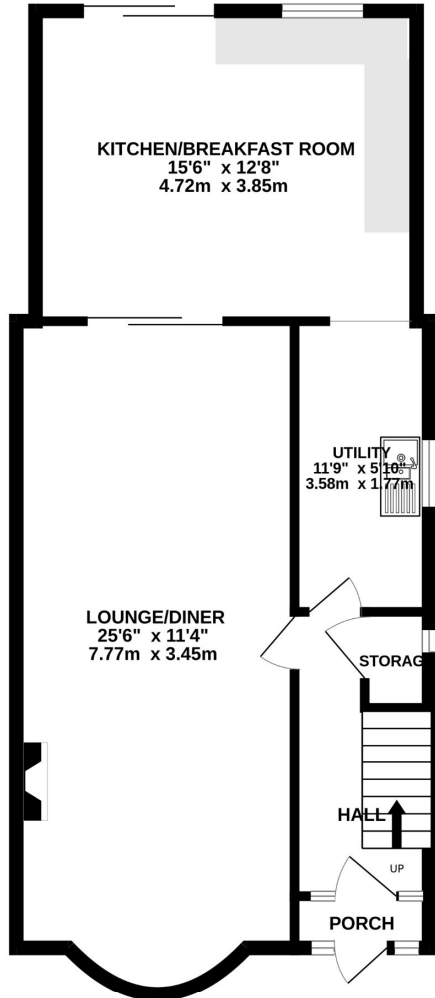
having Upvc double glazed bay window to front elevation with leaded stain glazed top lights, feature fireplace, one double central heating radiator, fitted cupboard and shelving and sliding patio doors leading to:

##### Extended Breakfast Kitchen 3.86m x 4.76m (12'8" x 15'7")

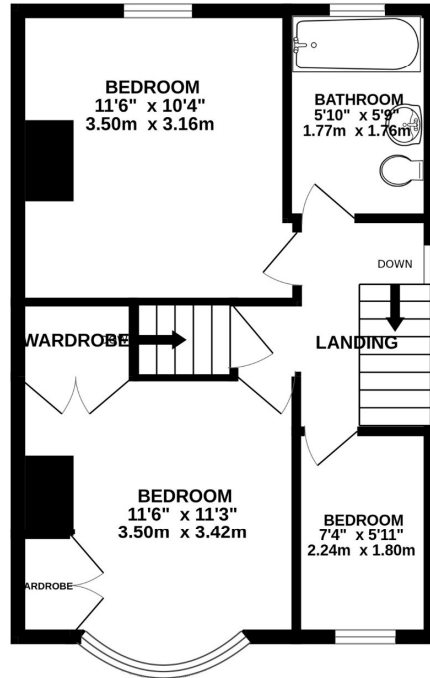
having an extensive array of light oak fronted base and eye level units with complementary working surfaces, four ring gas hob with extractor over, built-in double oven, ceramic tiling to floor, one double central heating radiator and sliding Upvc double glazed patio doors opening out to the rear garden.



GROUND FLOOR



1ST FLOOR



### 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.

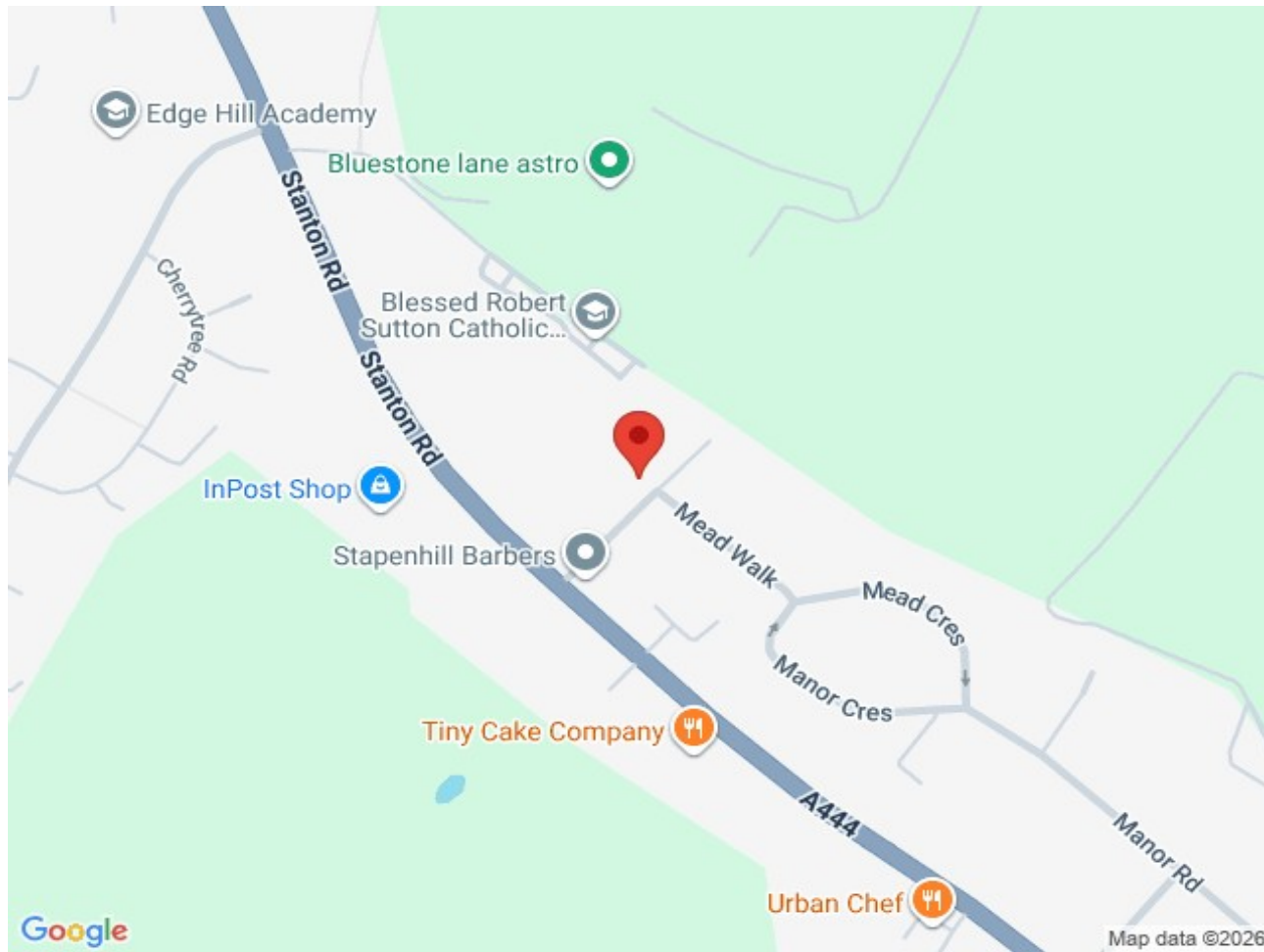
### Tenure

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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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