



Rockingham Way, Stanton,
Burton-on-Trent



3



2



1

£235,000



Key Features

- Modern Semi Detached Home
- Three Bedrooms
- Highly Regarded Small Estate Position
- Beautifully Presented Throughout
- Impressive Landscaped Garden With Southerly Aspect
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented three bed roomed semi detached home located on the fringe of this extremely popular modern development. A recommended internal inspection will reveal a high level of presentation throughout which in brief comprises: - entrance hall, large lounge, lobby, guest cloak room, store, open plan dining kitchen and on the first floor a landing leads to the master bedroom with built-in wardrobes and en-suite, two further bedrooms and family bathroom. Outside there is a small landscaped fore garden and an adjacent tarmac driveway provides ample parking. To the rear is a beautiful landscaped garden with fully stocked borders, shaped lawns and ample seating and decking areas.

Accommodation In Detail

Open Canopied Entrance

having half obscure Upvc double glazed entrance door leading to:

Entrance Hall

having staircase rising to first floor, fitted smoke alarm, one central heating radiator and useful full height storage cupboard.

Sitting Room 3.72m x 4.1m (12'2" x 13'6")

having Upvc double glazed window to front elevation, one central heating radiator, thermostatic control for central heating.

Inner Lobby

having useful understairs storage cupboard.

Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, fitted extractor vent and mottled grey ceramic tiling to floor.

Large Open Plan Dining Kitchen 4.7m x 2.85m (15'5" x 9'5")

having a good range of high gloss white fronted base and eye level units with complementary roll edged grey woodgrain effect working surfaces, stainless steel sink and draining unit, cupboard housing fitted Ideal gas fired central heating combi boiler, electric double oven, four ring gas hob with extractor over, low intensity spotlights to ceiling, integrated fridge/freezer, dishwasher and washing machine, mottled grey ceramic tiling to floor, one double central heating radiator, Upvc double glazed window overlooking rear garden and Upvc double glazed French doors opening out to the rear patio.

On The First Floor

Landing

having access to loft space, one central heating radiator and fitted smoke alarm.

Bedroom One 3.4m x 2.95m (11'2" x 9'8")

having Upvc double glazed window to front elevation, one central heating radiator, built-in double wardrobe with sliding mirror fronted doors and thermostatic control for central heating.

En-Suite Shower

having suite comprising fully tiled shower enclosure with electric shower, pedestal wash basin, low level wc, half tiling complement to walls, heated chrome ladder towel radiator, obscure Upvc double glazed window to front elevation, low intensity spotlights to ceiling and fitted extractor vent.

Bedroom Two 3.25m x 2.67m (10'8" x 8'10")

having Upvc double glazed window to rear elevation and one central heating radiator.



Bedroom Three 2m x 3.54m (6'7" x 11'7")

having Upvc double glazed window to rear elevation and one central heating radiator.

Family Bathroom

having modern white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

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.

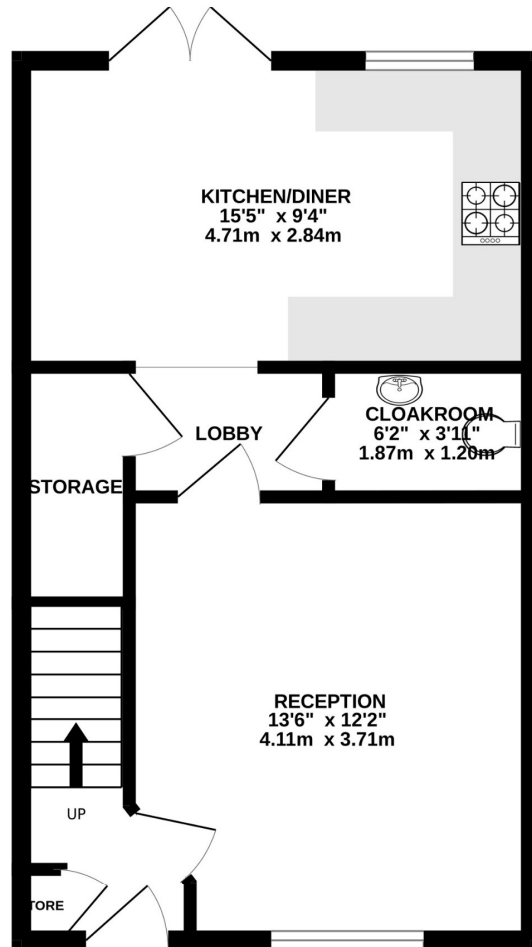
Note

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.

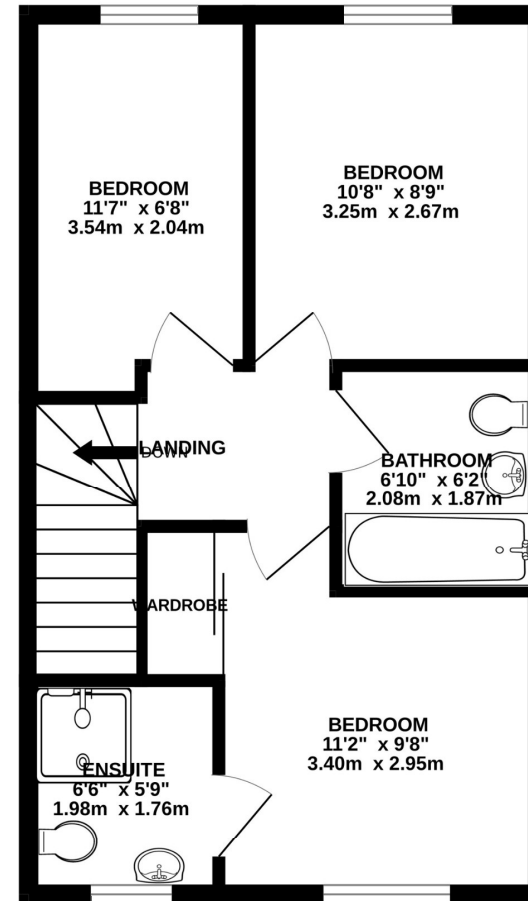




GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.

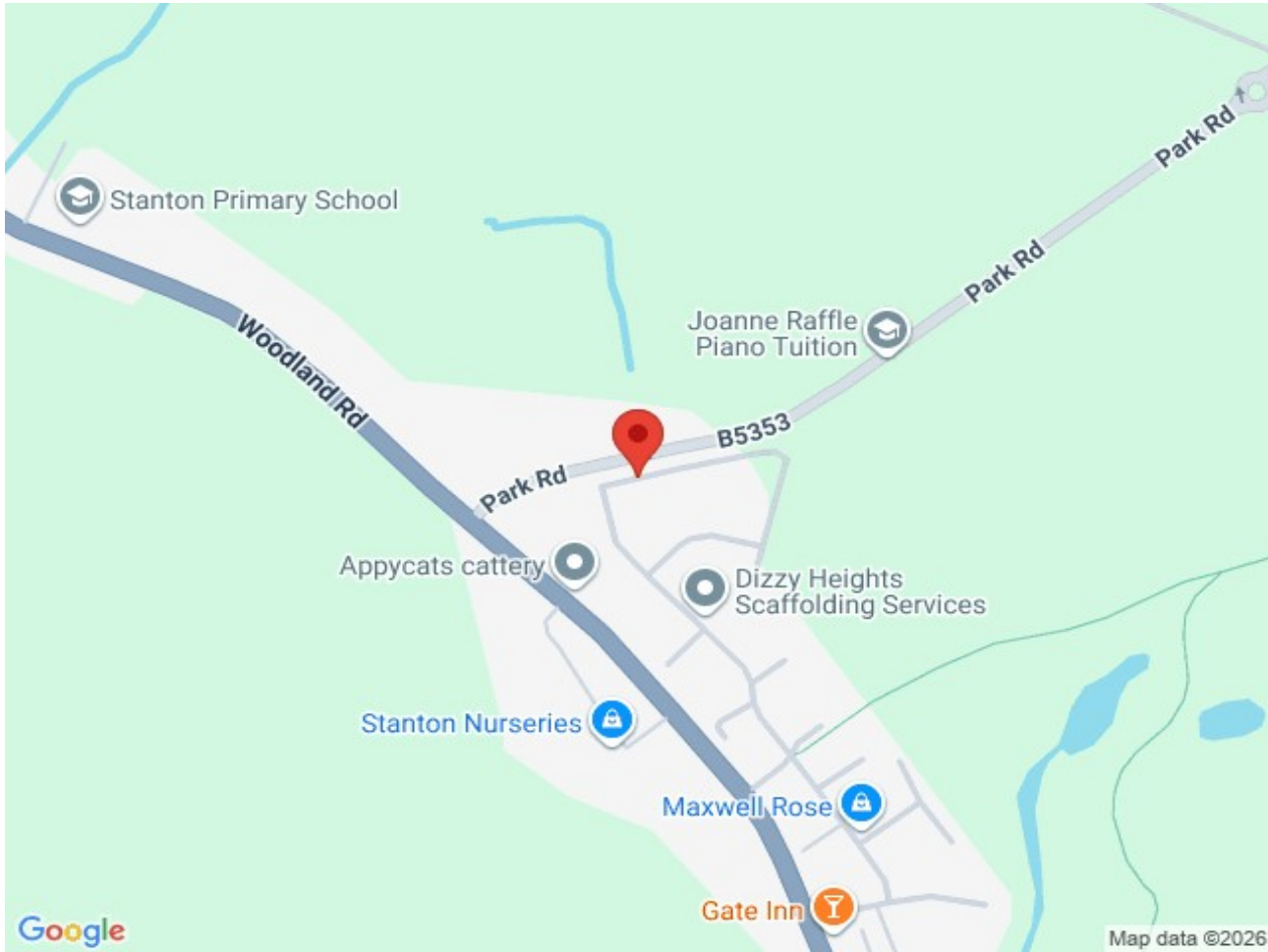


1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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