

Hawthorn Crescent

Stapenhill, Burton-on-Trent, DE15 9QP

John
German





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Guide Price £265,000

Offered for sale with no upward chain, this well-presented two-bedroom detached bungalow occupies a generous plot, set back from the road, boasting a lengthy driveway, spacious gardens and a versatile layout, this property offers comfortable single-storey living in a sought-after residential location.

The accommodation begins with an entrance porch leading into the hallway, where useful built-in storage cupboards provide practical everyday convenience. The kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks and ample worktop space. Appliances include an oven, induction hob with extractor hood, with space for an undercounter fridge and washing machine.

The generous living room enjoys a bay window overlooking the front aspect, allowing plenty of natural light to flood the room, while a log burner creates a cosy focal point.

To the rear of the property, a secondary hallway provides access to both bedrooms and the bathroom. Both bedrooms are comfortable doubles, with the second bedroom benefitting from French doors opening directly onto the decking, creating an ideal connection between the home and garden. The bathroom is fitted with a walk-in shower, WC and hand wash basin.

Externally, the property is approached via a long driveway with an extensive front garden, offering excellent kerb appeal and ample off-road parking. A lengthy attached carport provides additional covered parking or useful storage. The enclosed rear garden has been thoughtfully landscaped, featuring a decked seating area, patio, steps leading to a lawn bordered by mature trees and shrubs, while a summer house at the far end offers an excellent space for relaxing, hobbies or additional storage.

Situated on Hawthorn Crescent in the ever-popular area of Stapenhill, the property is conveniently located close to a range of local shops, schools, healthcare facilities and everyday amenities. The area also benefits from pleasant riverside walks, nearby parks and excellent transport links into Burton upon Trent town centre and the A38, making it ideal for those seeking a peaceful residential setting with easy access to surrounding areas.

Offered with no upward chain, this is an excellent opportunity to acquire a detached bungalow in a desirable location, ideal for those looking to downsize or enjoy convenient single-storey living.

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 & carport

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 C

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

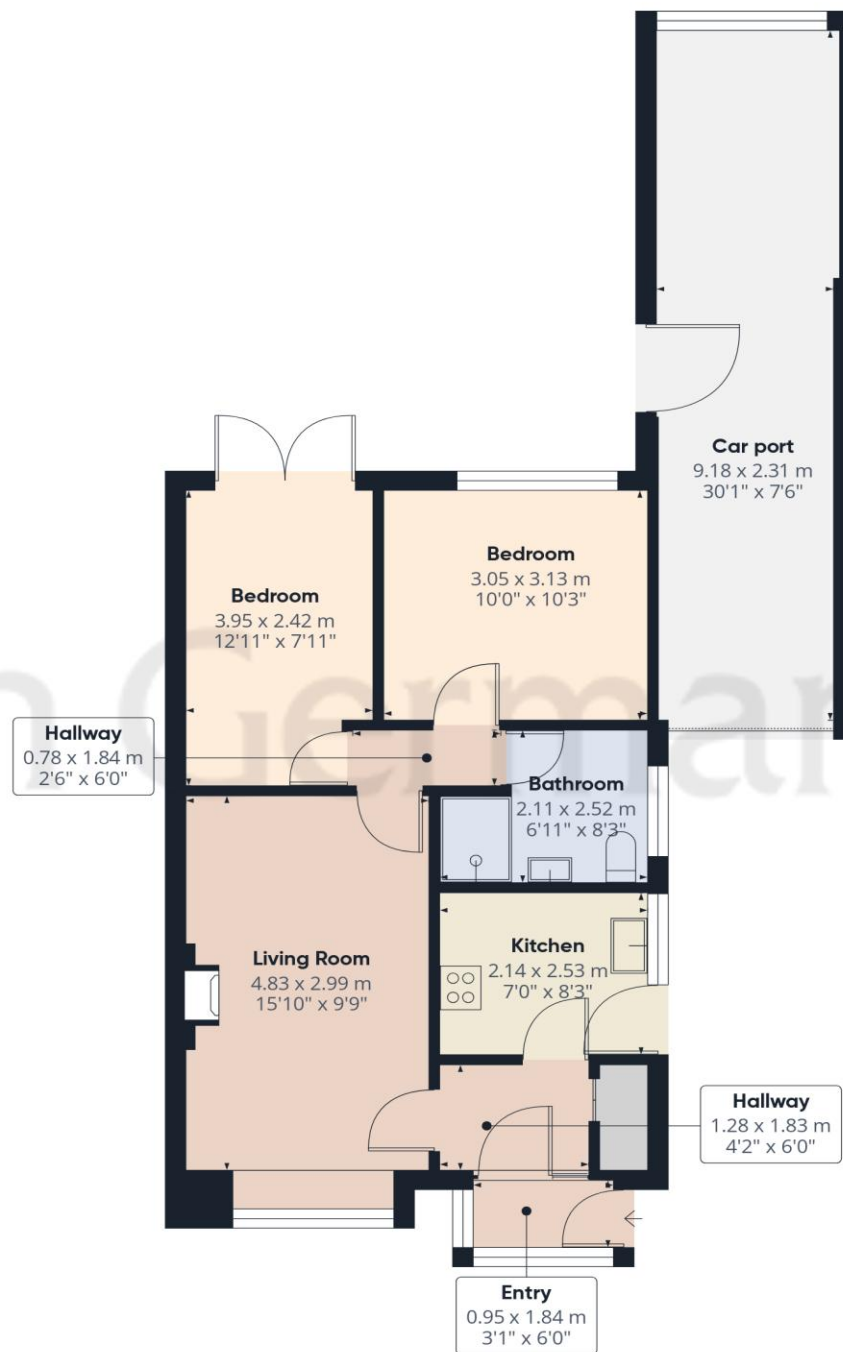
Our Ref: JGA/31072026

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Approximate total area⁽¹⁾

71.9 m²

774 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.

GIRAFFE360

Ground Floor Building 1





Agents' Notes

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Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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