



Stanton Road, Stapenhill,
Burton-on-Trent



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Guide price £185,000



Key Features

- Three/Four Bedroomed Semi Detached Home
- Popular Residential Location
- Large Rear Reception Room With Large Conservatory Off
- Converted Garage Creating Fourth Bedroom/Further Reception Room
- Driveway Providing Parking For Two Vehicles
- EPC rating C
- Freehold





Situated in this popular residential location this spacious family home provides excellent value for money and in brief comprises: - entrance hall, large rear sitting room with fabulous conservatory off, fitted kitchen and ground floor bedroom/further reception room. On the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside to the front is a driveway providing parking for two vehicles and to the rear is a raised decking area which in turn leads to a good sized mainly lawned garden.

Accommodation In Detail

Half obscure Upvc double glazed entrance door with obscure double glazed light to side leading to:

Entrance Hall

having staircase rising to first floor, coving to ceiling, fitted smoke alarm and one double central heating radiator.

Large Rear Sitting Room 3.33m x 4.86m (10'11" x 15'11")

having feature fireplace, coving to ceiling, one double central heating radiator and sliding Upvc double glazed patio doors opening through into:

Conservatory 2.9m x 3.71m (9'6" x 12'2")

having tri-polycarbonate panelled roof, Terrazzo tiling to floor and Upvc double glazed French doors opening out to the rear decking area.

Re-Fitted Kitchen 3.07m x 2.34m (10'1" x 7'8")

having a good range of high gloss fronted base and eye level units with complementary rolled edged working surfaces, electric cooker point, stainless steel extractor hood, stainless steel sink and draining unit with swan neck mixer tap over, plumbing for washing machine, Upvc double glazed window to front elevation and coving to ceiling.

Converted Garage/Ground Floor Bedroom Four 2.3m x 4.1m (7'6" x 13'6")

having Upvc double glazed window to front elevation, one double central heating radiator, coving to ceiling and doorway giving access to useful understairs store/utility area.



On The First Floor

Landing

having fitted smoke alarm, access to loft and coving to ceiling.

Bedroom One

having one central heating radiator, coving to ceiling and large Upvc double glazed picture window providing fabulous views to rear.

Bedroom Two 2.75m x 2.72m (9'0" x 8'11")

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

Bedroom Three 2.7m x 2.03m (8'11" x 6'8")

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

Bathroom

having suite comprising jet spa bath with shower over, vanity wash basin, low level twin flush wc, one central heating radiator, obscure Upvc double glazed window to side elevation, coving to ceiling and useful overstairs store.

Outside

To the front of the home a driveway provides ample parking for two vehicles. There is a useful area to the side of the property. To the rear is a raised decking area and leads to a mainly lawned enclosed garden with two timber sheds.

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.

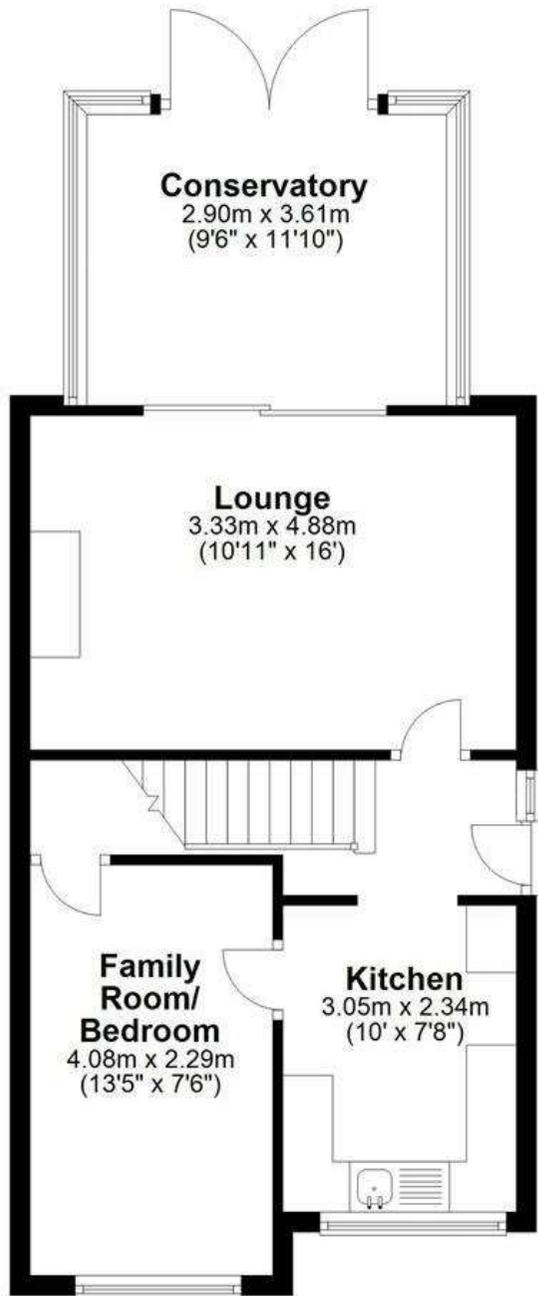
Tenure

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.

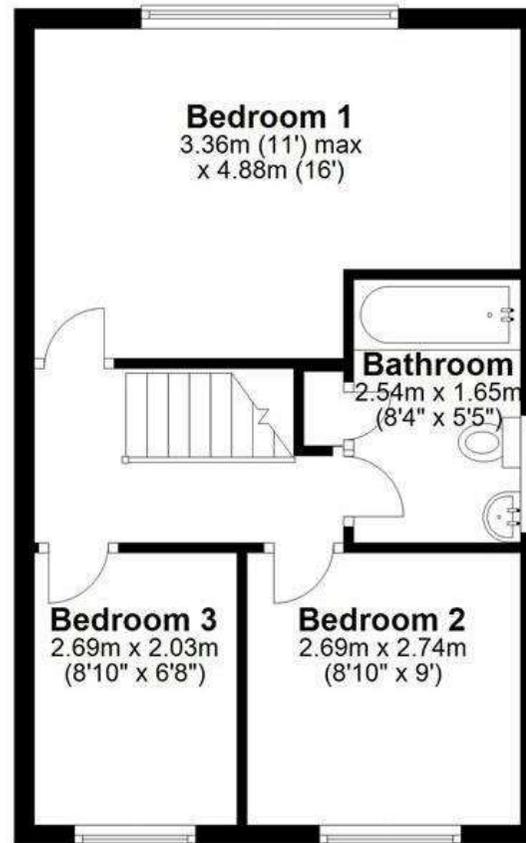
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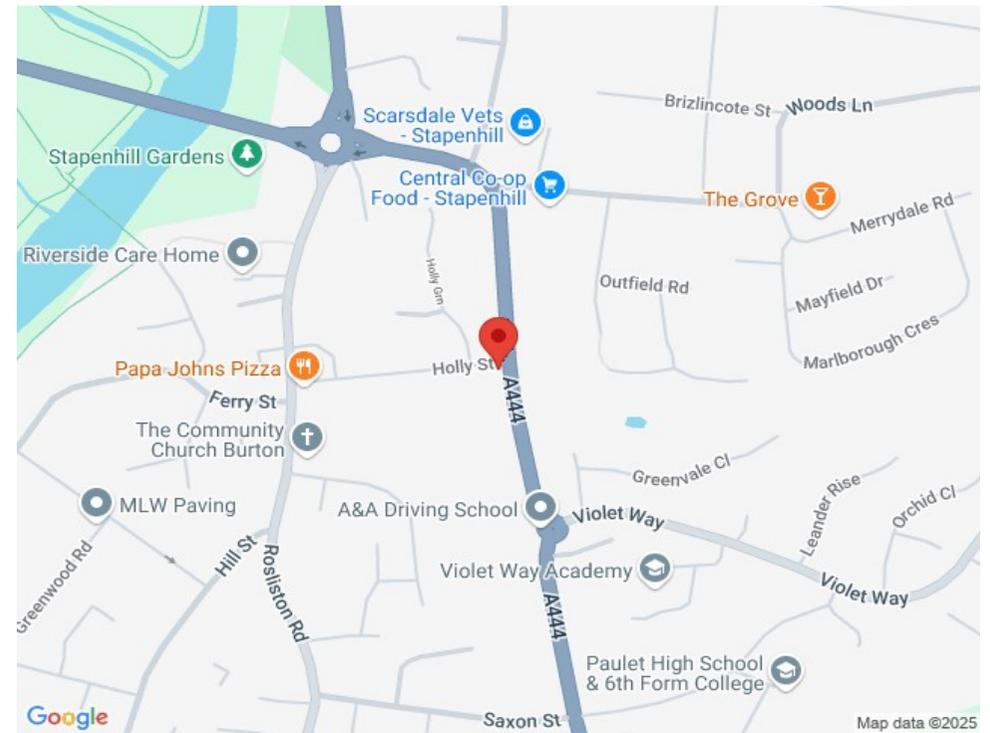
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Ground Floor



First Floor





Note
 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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