



Rosliston Road, Stapenhill,
Burton-on-Trent



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2

£280,000



Key Features

- Large Traditional Bay Windowed Home
- Popular Residential Location
- Well Appointed & Presented Throughout
- Retaining Lovely Original Features
- Fabulous Mature Garden
- Driveway Providing Extensive Parking, Garage & Timber Workshop
- EPC rating D
- Freehold





Situated in this popular and convenient position this lovely characterful traditional family home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - entrance hall, bow windowed front sitting room, dining area, rear sitting area, quality fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms and a beautifully appointed shower room. Outside to the front is a fore garden and a sweeping block paved driveway provides extensive parking and leads to a large detached garage and workshop. To the rear is a lovely mature, well screened, private garden which is mainly set to lawn with mature trees and shrubs.

Accommodation In Detail

Half obscure leaded double glazed entrance door with obscure double glazed lights to side leading to:

Entrance Hall 4.66m x 1.8m (15'4" x 5'11")

having staircase rising to first floor, one central heating radiator, Upvc double glazed window to side elevation with leaded glazed top lights, thermostatic control for central heating, fitted smoke alarm and two useful understairs storage cupboards one having Upvc double glazed window to side elevation.

Front Sitting Room

3.33m x 3.65m extending to 4.52m into bay having Upvc double glazed walk-in bay window to front elevation, coving to ceiling and two central heating radiators.

Open Plan Living Dining Kitchen

featuring:

Living/Dining Area 5.3m x 3.9m (17'5" x 12'10")

having Upvc double glazed windows to either side, Upvc double glazed window to rear elevation, two central heating radiators and fitted plasma style electric fire.

Kitchen Area 3m x 2.6m (9'10" x 8'6")

having a lovely array of honey oak fitted base and eye level units with complementary rolled edged working surfaces, Terracotta style ceramic tiling to floor, large 800ml range cooker with dual fuel and stainless steel extractor over, polycarbonate sink and draining unit with swan neck mixer tap and integrated dishwasher, fridge and washing machine.

On The First Floor

Landing

having Upvc double glazed window to side elevation, access to loft space and fitted smoke alarm.

Master Bedroom 3.67m x 2.74m (12'0" x 9'0")

having a large bank of built-in wardrobes with sliding doors, one central heating radiator, fitted picture rail and Upvc double glazed window to front elevation with fabulous views over the Trent Valley.

Bedroom Two 3.92m x 2.6m (12'11" x 8'6")

having Upvc double glazed windows to rear and side elevations and one central heating radiator.

Bedroom Three 2.6m x 2.9m (8'6" x 9'6")

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

Beautifully Appointed Shower Room

having over-sized quadrant shower enclosure, vanity wash basin, low level wc, full tiling complement to walls, heated ladder towel radiator and useful overstairs storage cupboard housing fitted Ideal condensing combi gas fired central heating boiler.



Outside

The property is well set back from the road behind a fore garden and a deep block paved driveway providing parking for numerous vehicles. The driveway leads to a large sectional garage with up and over door, electric power and light, beyond which lies a substantial timber shed/workshop with electric power and lighting. To the rear is a lovely mature garden well screened by timber fencing and featuring mature trees, shrubs and large lawned garden. The garden offers a good degree of privacy and has a separate vegetable garden at the far extent of the garden. There is external power and water.

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.

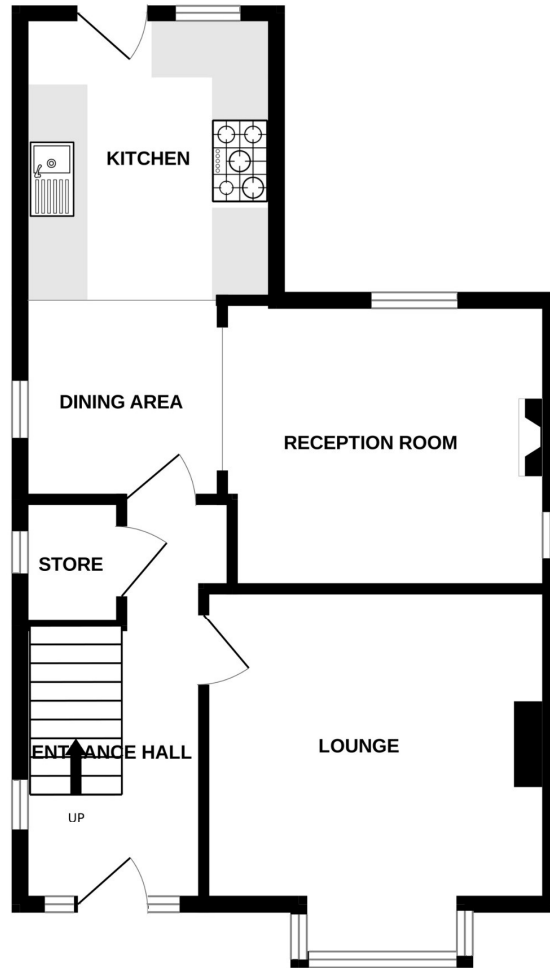
Note

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



1ST FLOOR

