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SALES & LETTINGS

Spring Farm Road, Stapenhill, DE15 9BN

Offers Over £210,000

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PARKING & GARAGE Located in a well-regarded area of Stapenhill, this two-bedroom semi-detached bungalow offers a superb opportunity for those looking for a home that is ready to move into. The property has been tastefully improved by the current owner and now provides well-balanced accommodation, a low-maintenance garden, and parking with a garage.

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Accommodation

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The front entrance door opens into a welcoming hallway which gives access to the main living areas.

The kitchen is positioned to the side and has been fitted with a range of matching wall and base units, work surfaces above, and integrated appliances including an electric oven, induction hob with extractor, and fridge freezer. There is space for a washing machine, a sink with drainer, and a door leading directly out to the rear garden.

Situated to the front of the property is the living room, a bright and comfortable space with a large window providing plenty of natural light and room for both seating and dining furniture.

An inner hallway leads to two bedrooms and a modern shower room. The main bedroom is a generous size and easily accommodates a double bed and additional furniture. Bedroom two offers flexibility for use as a guest room or study. The shower room comprises a walk-in shower, wash hand basin, and low-level WC with complementary tiling.

Outside

To the rear is a private, low-maintenance garden, designed with a mix of stone and artificial lawn, creating an ideal setting for outdoor seating and easy year-round enjoyment.

At the front, the property benefits from a stoned garden area with steps leading to the entrance door. There is off-street parking available to the front and a shared driveway to the side which leads to a garage with an additional parking space in front.

Location

The property enjoys a convenient position within Stapenhill, close to local amenities including a Co-op store, doctors, post office, pharmacy, and a popular public

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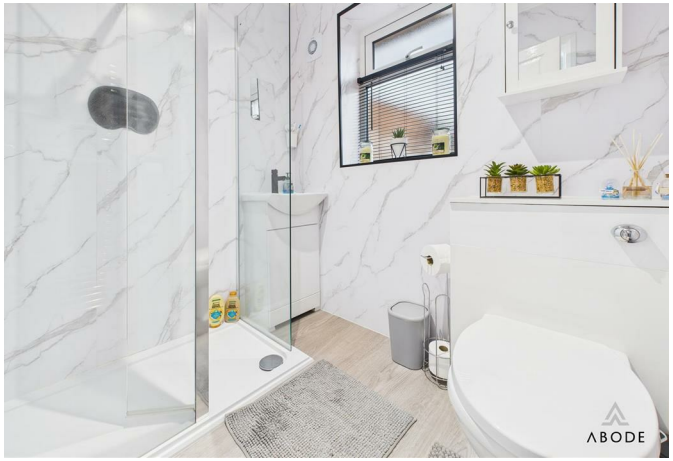
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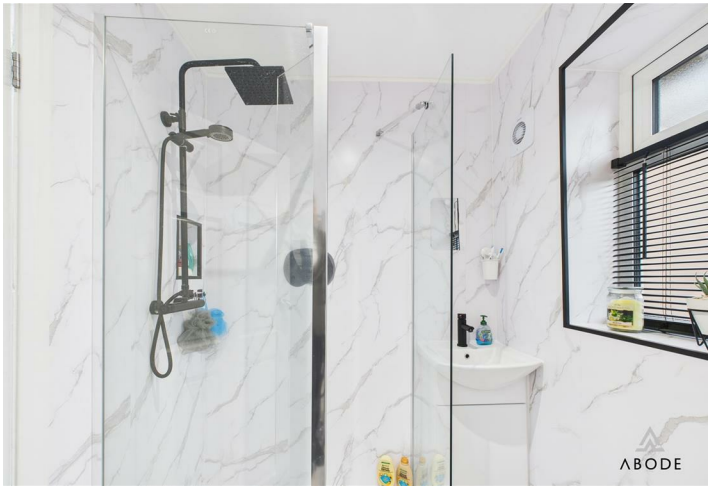
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house. Burton-on-Trent town centre is within easy reach, offering a wider range of shops, restaurants, and transport links.

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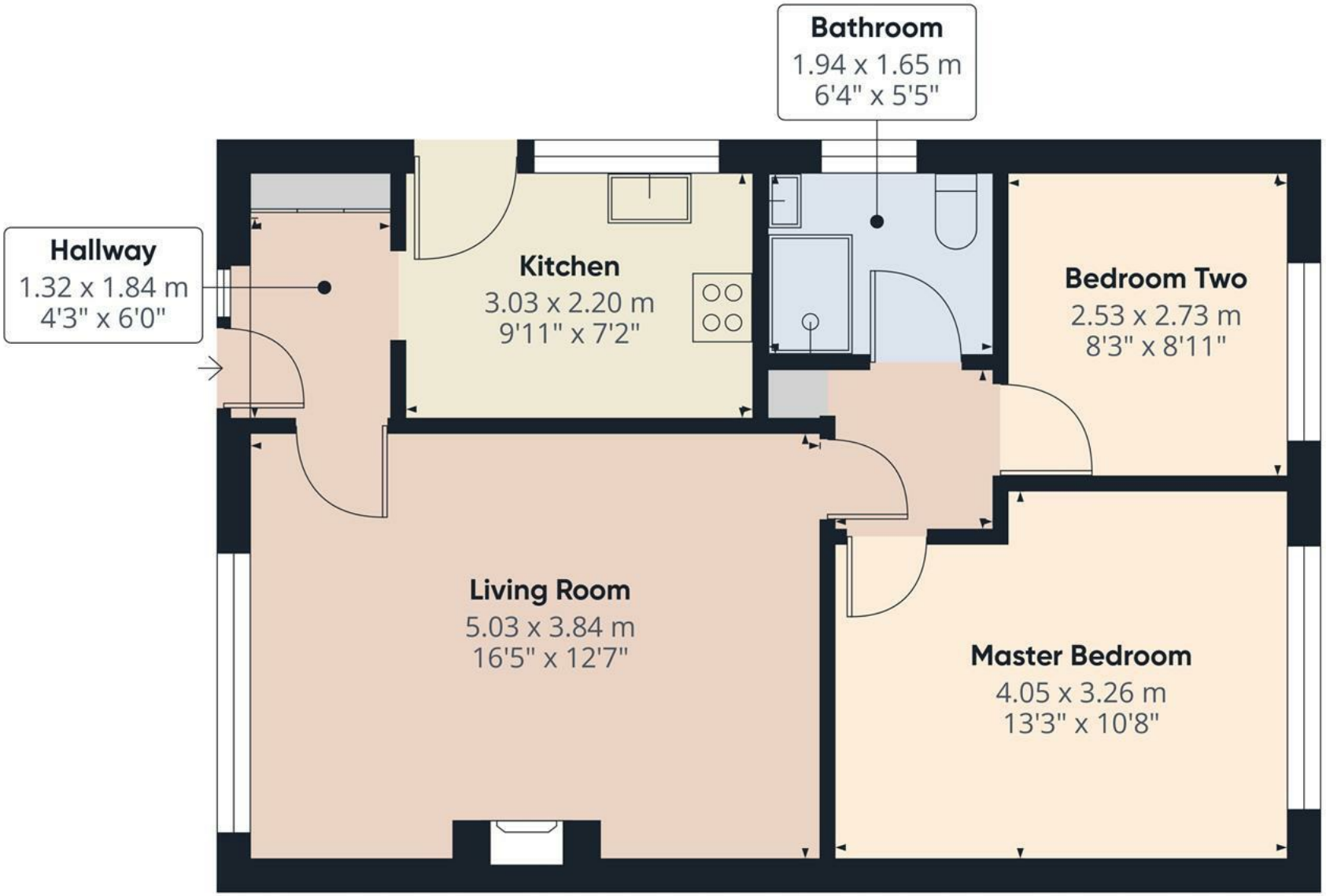

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Approximate total area(1)

54.4 m²

585 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.

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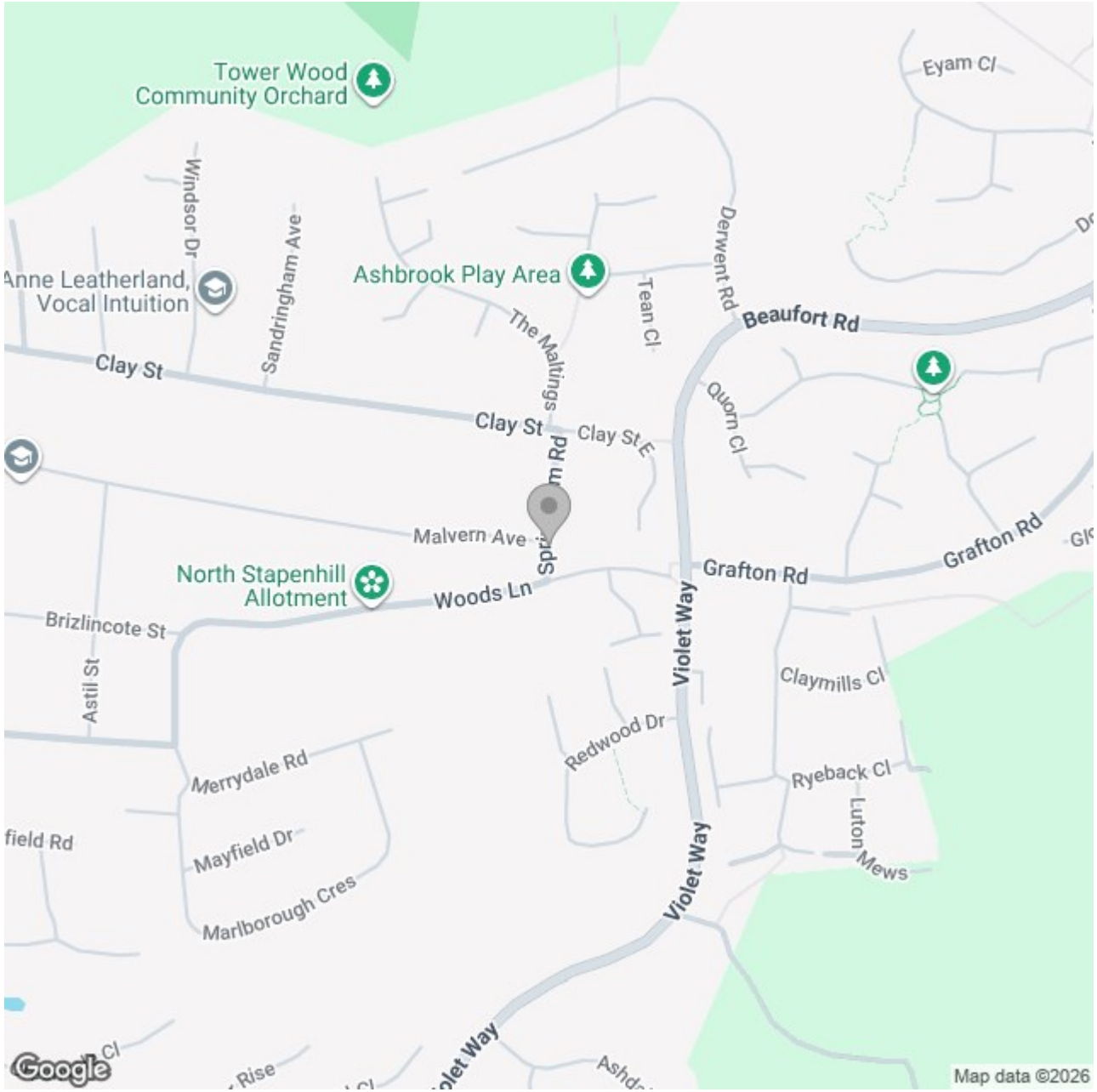

Energy Efficiency Rating

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

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