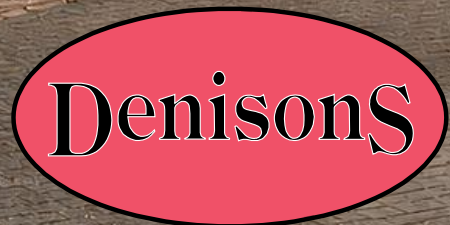




91 Whitehayes Road



91 Whitehayes Road

Burton, BH23 7NY

£635,000

An extremely spacious four bedroom detached chalet bungalow with potential internal annexe facility, ideal for a relative or potential B&B. Situated in a quiet road within walking distance to the village green, the property is well presented throughout offering excellent size accommodation including a superb open plan kitchen/diner and a good size living room with a log burner, four good-sized bedrooms, family bathroom, shower room and a large conservatory which out looks onto the beautiful large private rear garden which has two outbuildings to the rear with insulation and power. The property also benefits from a driveway providing off road parking for several vehicles and garage with partitioned work shop and loft space, no onward chain



Entrance Hall

Inner Hall

Kitchen/Diner 11' 11" x 8' 6" (3.63m x 2.59m)

Conservatory 20' 1" x 12' 6" (6.12m x 3.81m)

Sitting Room 22' 4" x 11' 3" (6.80m x 3.43m)

Bedroom Two 14' 0" x 7' 4" (4.26m x 2.24m)

Bedroom Three 9' 9" x 9' 2" (2.96m x 2.8m)

Shower Room

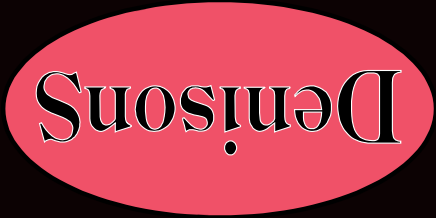
First Floor

Bedroom One 13' 4" x 12' 10" (4.06m x 3.91m)

Bedroom Four 11' 7" x 9' 4" (3.53m x 2.84m)

Family Bathroom





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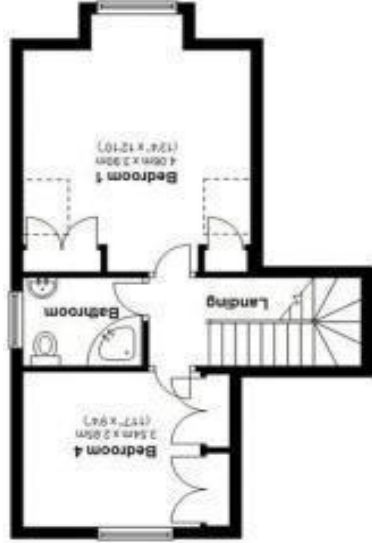
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Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		Potential
A	(92-100)	82
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	59
G	(1-20)	
Not energy efficient - higher running costs		Current



First Floor
Approx. 37.0 sq. metres (398.5 sq. feet)



Ground Floor
Approx. 111.8 sq. metres (1204.6 sq. feet)

Total area: approx. 148.8 sq. metres (1603.0 sq. feet)