



Mayfield Drive, Burton-On-Trent, DE15 9DG

Nicholas  
**Humphreys**

£225,000

**\*\* Dormer Style Home \*\* Two Reception Rooms \*\* Two Bedrooms \*\* Delightful Garden \*\***

An improved semi-detached dormer-style home situated within a quiet cul-de-sac location in the popular Stapenhill area of Burton on Trent. The property offers versatile and well-planned accommodation, including a front lounge, separate dining room/ Optional 3rd Bedroom with French doors to the rear garden, a ground-floor study, fitted kitchen and ground floor bathroom.

To the first floor are two double bedrooms with additional loft storage space. Outside, the home benefits from driveway parking, gated side access and an enclosed rear garden with patio and lawned area. Conveniently located within walking distance of the River Trent washlands and close to Burton town centre, the property is UPVC double-glazed throughout, gas centrally heated and offered with viewings strictly by appointment only.



## **The Accommodation**

An improved semi-detached dormer-style family home occupying a pleasant cul-de-sac position within the popular Stapenhill area of Burton on Trent. The property is set back from the road with a front garden, driveway providing off-road parking, and gated side access leading to the enclosed rear garden.

The accommodation is accessed via a double-glazed side entrance door opening into an entrance porch, having a UPVC double-glazed window to the rear aspect and a glazed internal door leading through to the kitchen. The kitchen is fitted with a single-drainer sink unit set within preparation work surfaces, with freestanding appliance space for a cooker with gas point, washing machine and fridge freezer. A wall-mounted gas-fired combination boiler supplies the domestic hot water and central heating system, and a UPVC double-glazed window provides an attractive outlook across the rear garden.

An inner hallway gives access to the main ground floor accommodation and bathroom. The lounge is positioned to the front elevation and features a UPVC double-glazed bay window and single radiator, with open-plan access through to the separate dining room. The dining room/ optional ground floor bedroom enjoys views over the rear garden via UPVC double-glazed French patio doors, along with a radiator, built-in storage cupboard and a door returning to the inner hallway.

Also to the ground floor is a useful study, fitted with UPVC double-glazed windows to both the front and side elevations, a double radiator and a staircase rising to the first-floor accommodation. The ground floor bathroom is fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panel bath with mixer shower attachment, complemented by a UPVC double-glazed window to the side elevation and a single radiator.

To the first floor, the landing provides access to two double bedrooms and a door into the loft space within the roof void, offering useful storage. The main bedroom is positioned to the rear elevation with a UPVC double-glazed window overlooking the garden, single radiator and ample space for freestanding wardrobes. The second double bedroom benefits from a double radiator and an access hatch to a small additional loft storage area.

Externally, the enclosed rear garden offers a paved patio area, lawned sections, various garden sheds and fenced boundaries, creating a practical outdoor space.

The property is UPVC double-glazed throughout and benefits from gas central heating, offering versatile accommodation well suited to families or buyers seeking flexible living space. The location provides convenient access to local amenities, with the River Trent washlands within walking distance and Burton town centre nearby.

All viewings are strictly by appointment only.

## **Enclosed Porch**

2.44m x 1.17m (8'0 x 3'10)

## **Kitchen**

3.18m x 2.57m (10'5 x 8'5)

## **Study**

3.73m x 2.57m (12'3 x 8'5)

## **Lounge**

4.83m x 3.07m (15'10 x 10'1)

## **Dining Room**

4.09m x 3.07m (13'5 x 10'1)

## **Bathroom**

1.88m x 1.63m (6'2 x 5'4)

## **First Floor**

### **Bedroom One**

4.27m x 3.05m (14'0 x 10'0)

### **Bedroom Two**

2.95m x 2.62m (9'8 x 8'7)

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

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In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

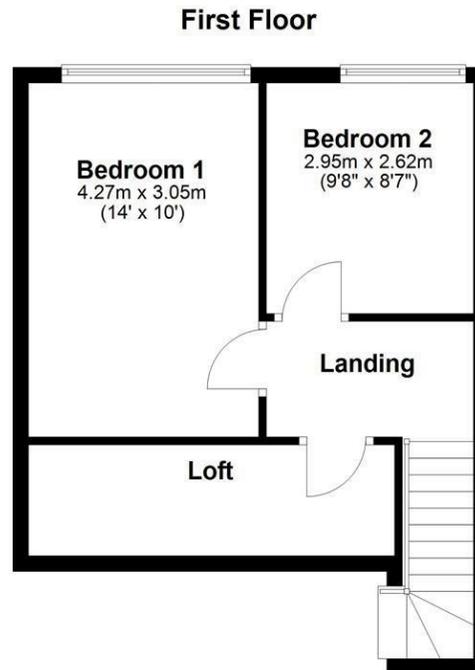
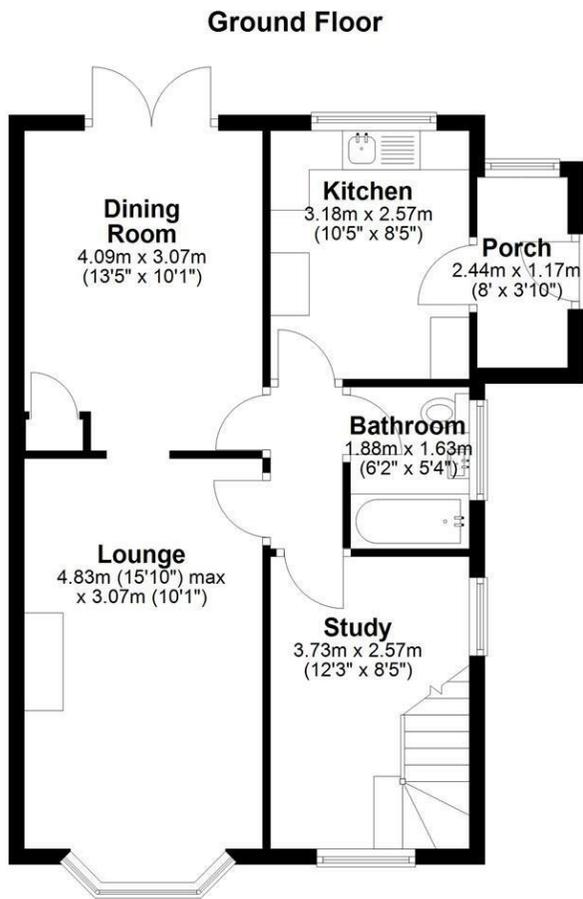
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Draft details awaiting vendor approval and subject to change, Awaiting EPC inspection.









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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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