





**\*\*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.



## Accommodation

### Accommodation

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

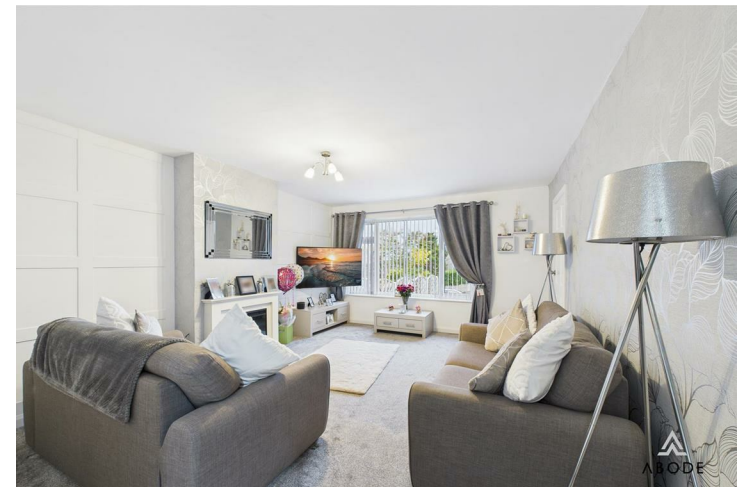
To the rear is a private, low-maintenance garden, designed with a mix of stone and artificial lawn, creating an ideal setting for outdoor seating and easy year-round enjoyment.

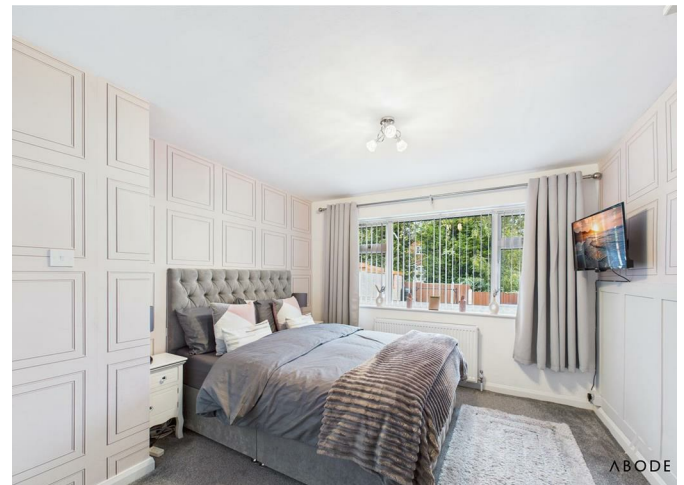
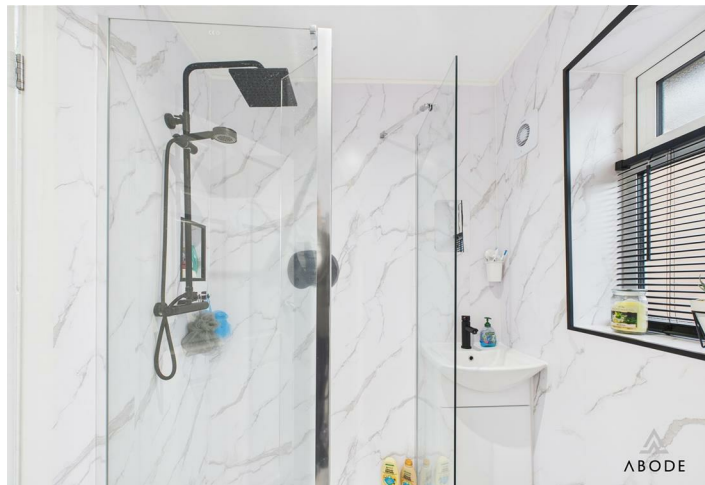


At the front, the property benefits from a stoned garden area with steps leading to the entrance door. There is off-street parking available to the front and a shared driveway to the side which leads to a garage with an additional parking space in front.

### 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







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















**Bathroom**

1.94 x 1.65 m  
6'4" x 5'5"

**Hallway**

1.32 x 1.84 m  
4'3" x 6'0"

**Kitchen**

3.03 x 2.20 m  
9'11" x 7'2"

**Bedroom Two**

2.53 x 2.73 m  
8'3" x 8'11"

**Living Room**

5.03 x 3.84 m  
16'5" x 12'7"

**Master Bedroom**

4.05 x 3.26 m  
13'3" x 10'8"

**Approximate total area<sup>(1)</sup>**

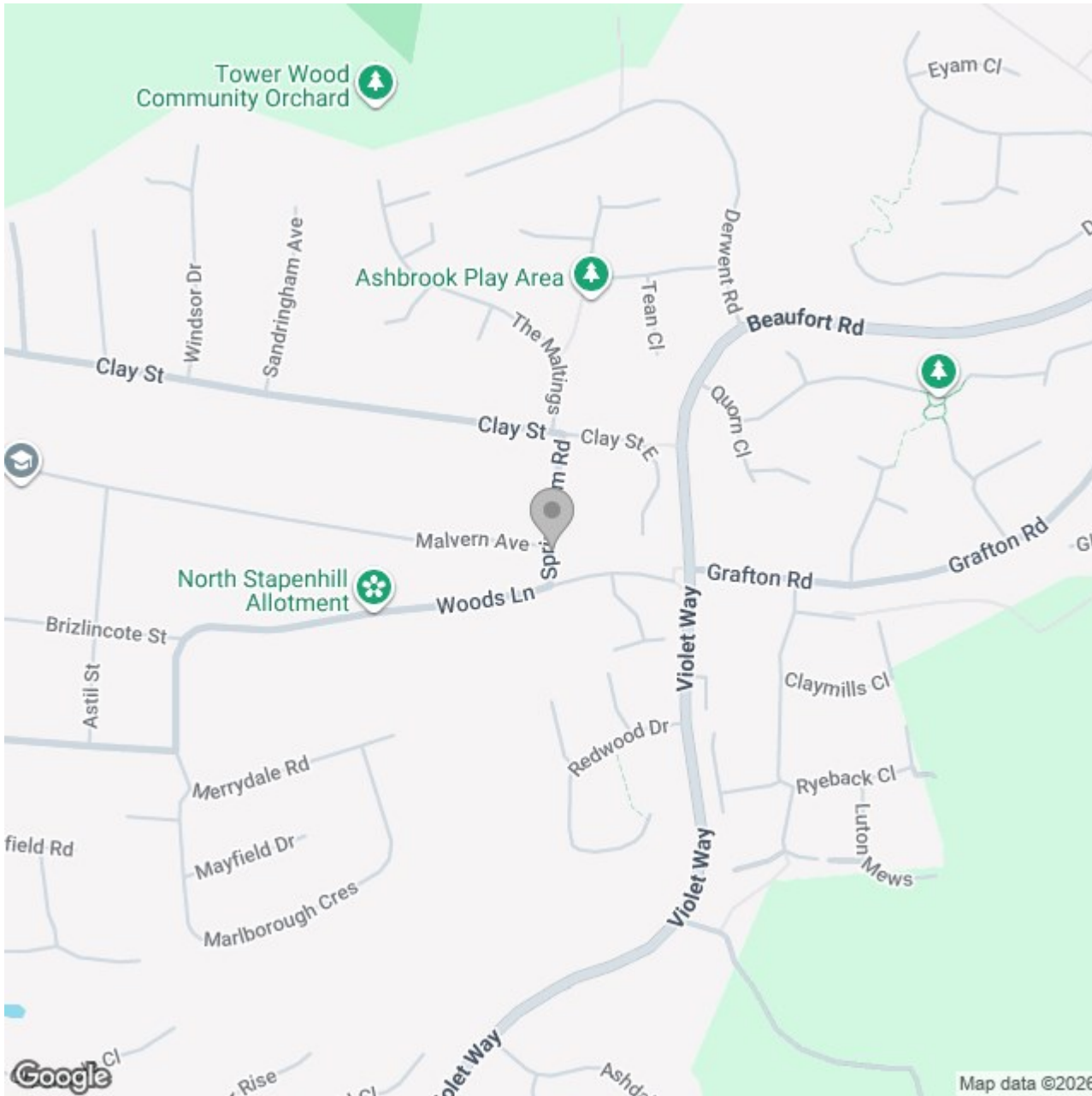
54.4 m<sup>2</sup>  
585 ft<sup>2</sup>

(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.

**GIRAFFE360**





## 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>		
(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	