

**73 Stanton Road  
Burton Upon  
Trent  
Staffordshire  
DE15 9RS**

**£335,000**



- OFFERING FLEXIBLE ACCOMMODATION
- TWO/THREE BEDROOMS
- IMPRESSIVE LIVING KITCHEN DINER WITH BI-FOLD DOORS INTO THE GARDEN
- SUPERBLY FITTED SHOWER ROOM
- LOVELY PERIOD FLOORING IN THE HALLWAY
- BEAUTIFULLY LANDSCAPED FRONTAGE WITH PARKING
- NEAT REAR GARDEN WITH PATIO
- VIEWING ABSOLUTELY ESSENTIAL TO APPRECIATE

## GENERAL INFORMATION

### THE PROPERTY

Located on Stanton Road in Burton-upon-Trent, this superbly renovated and extended detached bungalow presents an exceptional opportunity for those seeking a blend of modern living and a traditionally built home. With two spacious bedrooms, this versatile property can easily accommodate a third bedroom or a snug, depending on your personal preference.

As you approach the bungalow, you are greeted by its impressive curb appeal, enhanced by an elevated position and wide, easy-to-manage steps leading to the front door. Inside, the property features gas central heating and double glazing, ensuring a comfortable environment throughout the year. The entrance hallway showcases beautiful period flooring and period-style panelled interior doors, reflecting the home's original character.





The layout features two generous double bedrooms at the front, while an additional room to the rear can serve as a snug or a third bedroom, complete with French doors that open onto the delightful rear garden. The well-appointed shower room adds to the convenience of this lovely home. The heart of the property is undoubtedly the impressive open-plan living and dining kitchen, which is fitted with attractive kitchen units and bi-fold doors that connect the indoor space with the outdoor area.

Outside, the front of the property offers ample parking for two vehicles, with provisions made for a car charging point. The front is beautifully landscaped, featuring lighting and attractive, low-maintenance borders.

The rear garden features shaped mature borders, a lawn, and a large patio area, perfect for entertaining or enjoying a quiet afternoon in the sun.

This bungalow offers flexibility, style, and a welcoming atmosphere.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### L SHAPED HALLWAY

1.18m x 5.05m x 1.07m x 1.90m (3'10" x 16'6" x 3'6" x 6'2")

Has attractive original tiled flooring, there are recessed ceiling lights, loft access point and doors leading off:

#### FRONT LOUNGE/BEDROOM ONE

3.03m min x 3.62m x 4.82m into window (9'11" min x 11'10" x 15'9" into window )

This beautifully decorated room has all brand new carpets, a large bay window to the front aspect, feature window to the side aspect, radiator and ceiling light point.

#### BEDROOM TWO

3.61m x 3.91m into bay window (11'10" x 12'9" into bay window )

Another beautifully neutrally decorated room with radiator, ceiling light point and large bay window to the front aspect allowing light to flood through.

#### BEDROOM THREE/SNUG

3.62m x 3.62m to french doors (11'10" x 11'10" to french doors )

Has French doors leading out onto the



rear patio, radiator and ceiling light point.

#### MAIN LIVING KITCHEN DINING AREA

##### KITCHEN AREA

3.60m x 2.98m (11'9" x 9'9")

Is beautifully fitted with a range of base cupboards, drawers and matching wall mounted cabinets, attractive worktops incorporate a sink with side drainer and extendable hose, tap, four ring electric hob and oven, there is space for a washing machine, dishwasher is inset and space for fridge freezer, integrated oven, recessed ceiling down lights and attractive tiled splashbacks.

##### LIVING DINING AREA

3.93m to window x 4.10m (12'10" to window x 13'5")

Beautiful neutrally decorated room with a roof lantern, bi fold doors that lead out onto the attractive rear garden, there is a contemporary style radiator, recessed ceiling down lights and attractive wood flooring that continues from the kitchen.



#### REFURBISHED SHOWER ROOM

1.77m wide x 2.38m (5'9" wide x 7'9")

Has a large shower enclosure with glazed screen, vanity unit with hand wash basin inset and W.C., there are attractive tiled splashbacks, obscure window to the side aspect and heated chrome towel rail.

#### OUTSIDE

The front is beautifully landscaped, featuring lighting and attractive, low-maintenance borders. The rear garden features shaped mature borders, a lawn, and a large patio area, perfect for entertaining or enjoying a quiet afternoon in the sun. A paved path leads down the side of the bungalow with a gate that leads to the rear garden where there is an attractive slate patio, neatly kept lawn with shaped herbaceous borders full of mature shrubs and trees.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.



If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas

Electric



Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

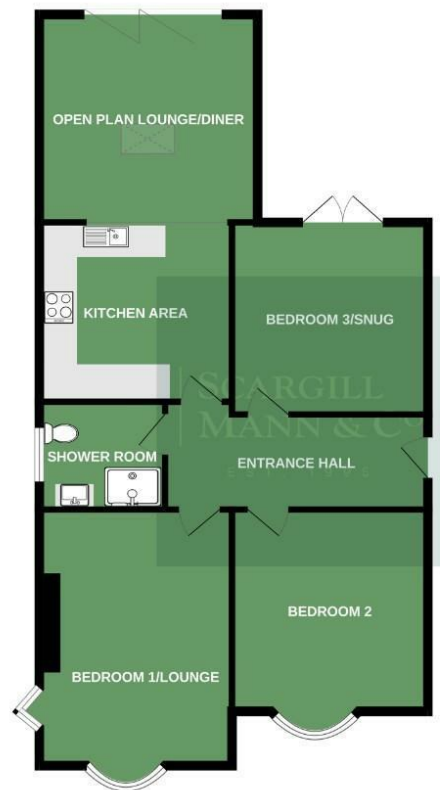
<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>88</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>                            | <b>10</b>                  |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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