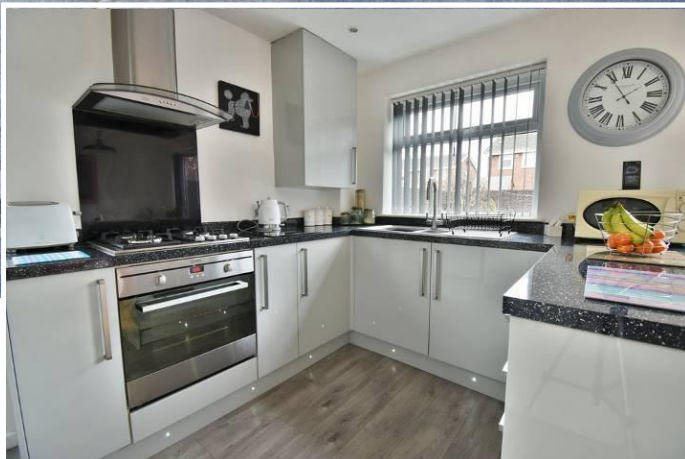


# Halcyon Way

Shobnall, Burton-on-Trent, DE14 2JR



Well presented and located close to the amenities of Burton town, this semi detached home benefits from a open plan kitchen diner – ideal for family living or entertaining guests.

£200,000

John German 

Ideally located, this spacious, semi-detached home benefits from a driveway providing off-road parking to the front, with adjacent front lawn and entrance door leading in to the hallway.

Here, stairs rise to the first floor and a door also gives access through to the lounge, having a double glazed window to the front aspect and gas fire with surround providing a focal point.

Continuing through, the open plan kitchen/diner is a fantastic space, ideal for family living with the kitchen comprising both wall and base level units, with contrasting work surfaces over. There is an integrated oven, hob and cooker hood, in addition to a one and a half bowl sink and drainer unit. There is an external door to the side, as well as patio doors to the rear providing access to the garden.

Upstairs, the landing has a double glazed window to the side aspect and doors leading to the three well-proportioned bedrooms and family bathroom, which is largely tiled and comprises panelled bath with shower over, low level WC and hand wash basin.

Outside, the landscaped rear garden has both patio and lawn, with the wide plot allowing for side access and space for a garden shed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

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

[www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals](http://www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals)

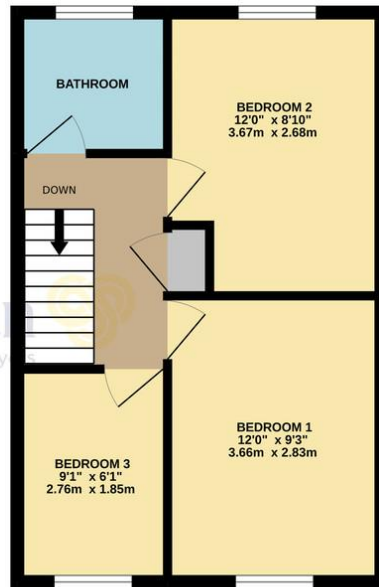
**Our Ref:** JGA/24062022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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