

St. Georges Road  
Burton-on-Trent, DE13 0QT



A versatile chalet style bungalow sitting on a delightful plot in a quiet cul-de-sac, handy for Queen's Hospital and offered to the market with no onward chain.

£260,000

John German 

This versatile chalet style bungalow presents an exciting opportunity to purchase a well-positioned detached home situated within a cul de sac location on a beautiful plot with mature trees and attractive gardens.

A uPVC porch with entrance door opens into the good sized hallway. Doors lead off into the lounge, dining room/third bedroom, shower room, WC and kitchen diner. Stairs lead off the hallway leading up to the first floor landing.

The lounge has uPVC double glazed windows to the front and side aspects and a focal point chimney breast housing a gas fire.

The other versatile ground floor room could be used as a dining room, study or ground floor bedroom having a uPVC double glazed window to the rear aspect.

There is also a ground floor shower room and a separate WC.

Completing the ground floor is the open plan dining kitchen fitted with a matching range of wall and base units with laminate work surfaces over, an inset stainless steel sink with drainer and mixer tap over and an integrated oven and hob. The washing machine and fridge freezer are to be included in the sale.

Upstairs there are two double bedrooms, the smaller of the two bedrooms has a door leading into a large storage area which could be utilised into a dressing area or even a study. These are served by a bathroom having a three piece suite.

The spacious master bedroom has a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

Outside to the front of the property is a lawned foregarden and steps leading down to the front door. A tarmac driveway leads to the single garage with up and over door. To the left of the property is a path leading to a side door directly into the kitchen. The path then continues to the rear garden.

To the rear of the property is a delightful garden with patio seating area ideal for summer entertaining with steps down to an extensive lawn surrounded by well stocked borders having a variety of shrubs, trees and plants.

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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

**Our Ref:** JGA/13042023



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Approximate total area<sup>(1)</sup>  
1291.71 ft<sup>2</sup>  
120.00 m<sup>2</sup>

Reduced headroom  
25.80 ft<sup>2</sup>  
2.40 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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