

# Charnwood Road

Burton-on-Trent, DE13 0PN



Available with no upward chain, this well presented link detached dormer bungalow is set in a well-regarded location and stands on a superb corner plot with gardens to three sides, offering tremendous scope and potential (subject to planning consents).

Guide Price £239,000



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This property is very deceptive from the street front, as you enter the home you are welcomed by a large hallway with stairs to the first floor. To the right hand side you will find a spacious bedroom offering built in storage and a lovely aspect to the front of the home. It is well serviced by a renovated bathroom with a walk in shower, sink and WC.

Moving through the home you will find the spacious dining room which is perfectly suited to those large family get togethers and dinner parties. There is also a study nook situated at the back of the dining room which is a great space for the children to do their homework or even run a home business from.

The light and bright lounge area is situated just off the dining area, this fantastic space has lovely large windows for great natural light and its own fireplace.

The kitchen is at the rear of the home and comes complete with a range of appliances, banks of storage and ample bench space. There is also a built in breakfast bar which really adds to the functionality of the home.

The first floor has a large double bedroom with lovely natural light and built in storage and a bathroom complete with WC, sink and separate bath.

The low maintenance rear gardens have so many options, they currently have a large paved area with garden beds and a lovely summer house, with enough room for the whole family.

**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/15052023

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



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

1180.23 ft<sup>2</sup>  
109.65 m<sup>2</sup>

Reduced headroom

12.89 ft<sup>2</sup>  
1.20 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	50 E	
21-38	F		
1-20	G		

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