

Greenvale Close

Burton-on-Trent, DE15 9HJ



A superb bungalow on a fantastic 0.24 acre garden plot handy for town with a large drive, garage and well designed accommodation comprising two reception rooms, two bedrooms, fitted kitchen, conservatory and family bathroom. Sold with the advantage of no upward chain.

£300,000



John German

Situated in a popular location handy for Burton on Trent town centre and schools for all ages is this lovely detached bungalow standing on a superb garden plot of approximately 0.24 acres with the benefit of a large driveway and garage. Located also within easy reach of facilities in Stapenhill including Co-op, pharmacy, doctors and Post Office together with river side walks via Stapenhill Gardens.

The front entrance door opens into a good sized L shape reception hallway with storage and with doors leading off. There is a lounge with fireplace providing the focal point and patio doors opening out to the rear garden.

Also off the hallway is a dining room with patio doors opening into a lovely conservatory perfect for enjoying views across the garden, and a door opening into a fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor and window framing views across the rear garden.

The property has the benefit of two good sized bedrooms, with the master featuring fitted storage and both bedrooms enjoy views across the front garden. The bedrooms share a family bathroom with panelled bath, pedestal wash hand basin and WC.

The driveway provides plenty of off road parking surrounded by lawn gardens and there is a garage with an up and over front entrance door and door opening out to the rear garden which is again laid to lawn with well established borders.

This bungalow is comfortable enough to move into with the benefit of potential to modernise in your own style and available with the advantage of no upward chain.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/13032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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