

Halcyon Way

Burton-on-Trent, DE14 2JR



John German 



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Nestled in a peaceful setting, this beautifully renovated two-bedroom link-detached bungalow offers a perfect blend of modern living and tranquil surroundings. Finished to a high standard, the home boasts a brand-new kitchen and bathroom, making it move-in ready. A welcoming porch entrance adds to the charm and functionality of the home.

£260,000



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The stylish kitchen-diner is equipped with premium appliances, including a Smeg induction hob, Indesit oven, fridge, freezer, and extractor fan, ticking all the boxes for a practical and well-equipped kitchen. The spacious living room features a charming fireplace and a large bay window, adding character and natural light to the space. The bright and airy kitchen-diner is located at the rear of the home, offering a wonderful space for dining and entertaining while enjoying views of the garden and watching the canal boats go by.

The two well-proportioned bedrooms provide comfortable accommodation. Additional storage is thoughtfully integrated throughout the property for added convenience. The master bedroom is conveniently located close to the kitchen-diner and bathroom, enhancing the home's excellent flow and practical layout.

Outside, you'll find both front and rear gardens, with the rear garden overlooking the scenic canal, offering a peaceful retreat and direct access to a lovely canal walk. The driveway leads to the garage, providing additional storage or parking convenience.

Situated in Burton on Trent, a desirable location with excellent transport links and a range of local amenities, this home is ideal for those seeking a modern yet serene lifestyle. Being sold with no upward chain, it offers a smoother transaction for any potential buyer. The area offers a variety of conveniences, including a leisure centre, parks, pubs, shops, and well-regarded schools. Perfect for all buyers, whether you're a first-time buyer, downsizing, looking for your final forever home or an investor looking for a great opportunity.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **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: 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 C

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

Our Ref: JGA/03032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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Approximate total area⁽¹⁾
882.74 ft²
82.01 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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