



## The Bungalow Violet Lane

Stapenhill, Burton-On-Trent, DE15 9ES

Offers in the region of £325,000



Burton's only "Legally Trained" Estate Agents are delighted to present this three-bedroom bungalow to the market. This detached bungalow is ideal for those looking for a secluded plot combined with the convenience of shops close by and being just a short drive away from Burton town centre. There is potential to extend or make alterations to the property, subject to the necessary planning permission and building regulations.

Situated at the top of its own private drive, the bungalow has a driveway providing ample off-road parking and low-maintenance gardens to the front and rear. There is also a detached single garage with an up-and-over front entrance door.

A double-glazed door opens into a reception hall, with doors leading off to the principal rooms.

The dual-aspect lounge is a light and spacious room, with the focal point provided by a fireplace with an inset and hearth. There is an impressive, well-equipped dining kitchen with a range of base and eye-level units with roll-edge work surfaces. Integral appliances include an electric hob, an extractor hood, a microwave, an oven, and a washing machine. A door from the kitchen leads into a double-glazed conservatory, with a door



## PORCH

With a double glazed UPVC front entrance door.

## KITCHEN/DINER 12'0" x 15'6" (3.68m x 4.73m)

With a selection of matching wall and base units with a one and a half bowl sink with mixer tap and drainer, roll edge laminate preparation work surface, tiled splash backs, four ring hob, over hob extractor, electric oven, space for washing machine, double glazed windows to the rear and side elevation, central heating radiator and a double glazed door leading through to the conservatory.

## RECEPTION 12'0" x 17'11" (3.68m x 5.48m)

With two central heating radiator, double glazed window to the front and side elevation and a fireplace with hearth and Adam style surround.

## CONSERVATORY 11'6" x 5'6" (3.51m x 1.68m)

With central heating radiator, double glazed window to the rear elevation and a double glazed door leading out onto the patio.

## MASTER BEDROOM 11'10" 11'11" (3.63m 3.64m)

With a double glazed window to the rear elevation, central heating radiator and a built in wardrobe.

## BEDROOM TWO 11'6" x 11'11" (3.51m x 3.64m)

With central heating radiator, double glazed window to the rear elevation and a built in wardrobe.

## BEDROOM THREE 8'2" x 9'2" (2.5m x 2.80m)

With a central heating radiator, double glazed window to the front elevation and a built in wardrobe.

## BATHROOM

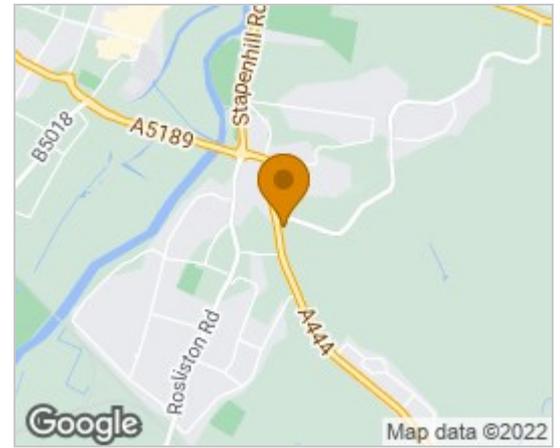
With a three piece suite comprising: shower cubicle with glass sliding doors, gravity shower over, wash hand basin with mixer tap, bath with mixer tap and handset, tiled splash backs, heated ladder towel rail and a double glazed windows to the front elevation.

## W/C

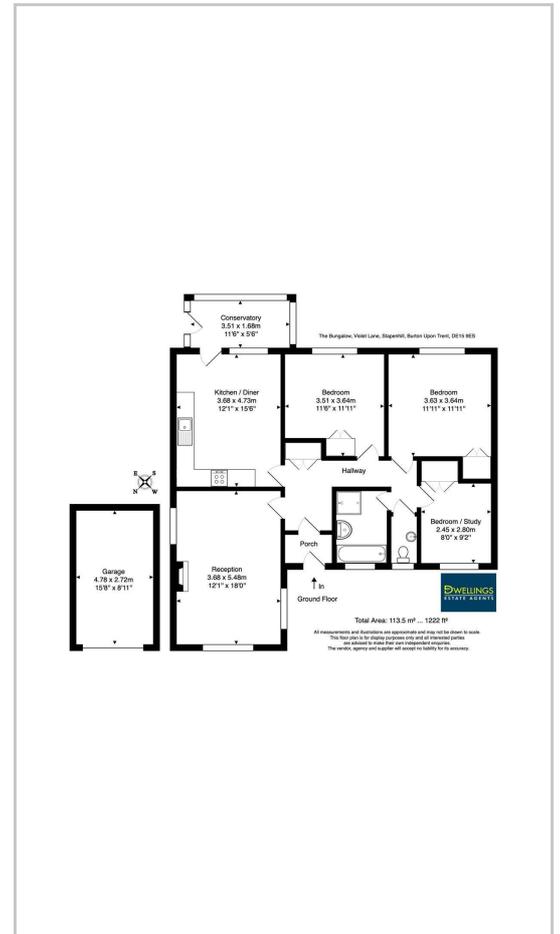
With a low level WC.

## GARAGE 15'8" x 8'11" (4.78m x 2.72m)

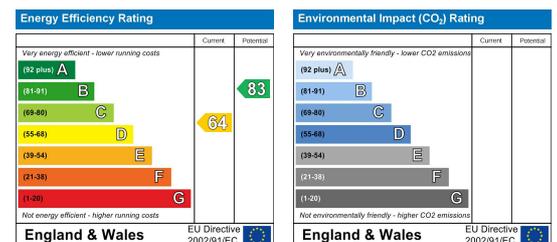
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Guild Street,, Burton on Trent, Staffordshire, DE14 1NA

Tel: 01283 890199 Email: hello@dwellingsestate.co.uk <https://www.dwellingsestate.co.uk>