



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Burton Manor Stafford

John Amery Drive Burton Manor  
Stafford Staffordshire

🛏️ **2**   🚿 **1**   🛋️ **2**

***Not quite as rare as the Dodo, but certainly approaching scarcity, is the opportunity to find a spacious two-bedroom detached bungalow, or any bungalow for that matter, on the South side of town. However, that's precisely what we're offering here!***

This property is situated on a generously sized plot in an area with excellent access to the town centre, local shops, and amenities. Boasting ample room proportions throughout the layout comprises an entrance porch, hallway, living room, dining room connected to the kitchen, two good-sized bedrooms, and a shower room. Outside, the property features a spacious plot with a gated driveway, garage, and a large enclosed rear garden primarily laid to lawn. With no upward chain, this property is expected to generate significant interest, so don't delay – schedule your viewing today!

- Detached Two Bedroom Bungalow
- Large Plot, Gated Driveway & Garage
- Spacious Living Room
- Dining Room & Kitchen
- Modern Shower Room
- Large Rear Garden

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**01785 223344**

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## Entrance Porch

Being accessed through double glazed double doors and having three double glazed windows, tiled floor and a double glazed door leading to:

## Entrance Hall

Having wood parquet style floor, access to loft space and radiator

## Living Room 21' 11" into bay x 11' 4" (6.67m into bay x 3.45m)

A superb sized spacious reception room having two radiator, double glazed window to the side and double glazed walk-in bay window to the front elevation.

## Dining Room 12' 11" max x 11' 5" (3.94m max x 3.47m)

Having a gas fire, radiator and double glazed double doors giving views and access to the rear garden.

## Kitchen 8' 4" max x 11' 5" (2.53m max x 3.47m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit with mixer tap. Range of integrated



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appliances including an oven and hob. Tiled floor, double glazed window to the side elevation and double glazed door leading to the garage.

**Bedroom One** 10' 11" x 11' 5" (3.32m x 3.47m)

A double bedroom having a radiator and double glazed window to the front elevation.

**Bedroom Two** 8' 11" x 7' 9" (2.72m x 2.36m)

Having a range of fitted wardrobes, airing cupboard radiator and double glazed window to the rear elevation.

**Shower Room** 5' 10" x 6' 0" (1.78m x 1.82m)

Having a contemporary white suite which includes a shower cubicle with fitted shower, vanity style wash hand basin with mixer tap and low level WC. Tiled floor, heated chrome towel a radiator and double glazed window to the rear elevation.

**Outside - Front**

The bungalow is approached through gated access leading to the driveway which provides off-road parking and the remainder of the garden is mainly laid to lawn.

**Garage** 27' 3" x 7' 3" (8.30m x 2.20m)

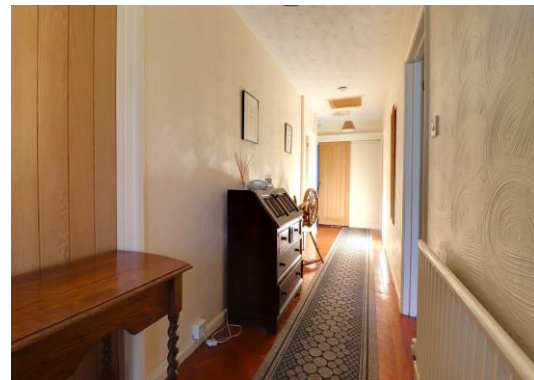
Having double opening barn style doors, useful storage cupboard, fitted work surfaces with sink and plumbing for appliances beneath. Double glazed window to the rear garden and double glazed internal door to the kitchen.

**Outside - Rear**

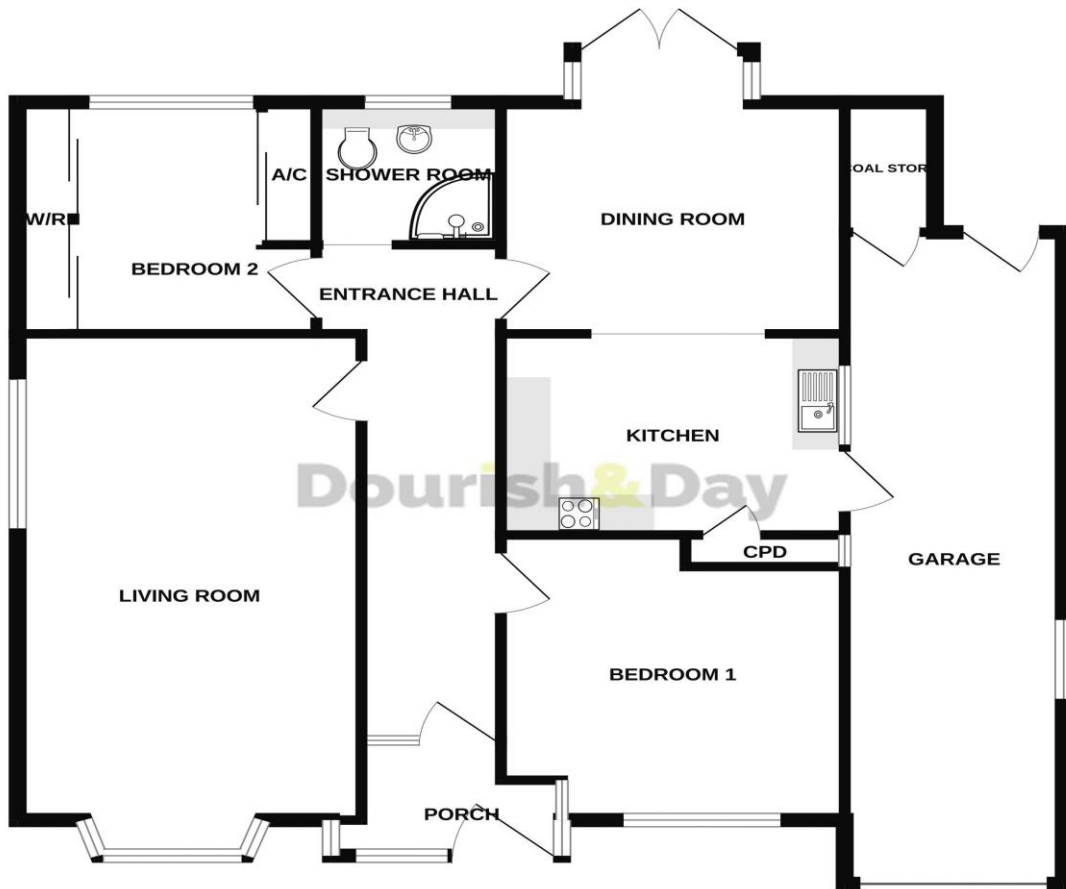
A lovely sized and enclosed rear garden which offers a good degree of privacy being mainly laid to lawn with well stocked beds having plants and shrubs and a patio seating area.

**Agents Note**

We understand that probate has been granted.



GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.

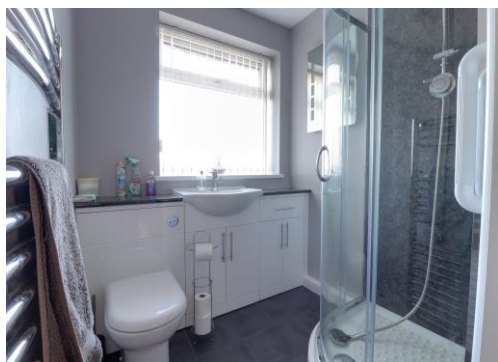


Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		
(81-91)	B		8.4
(69-80)	C	5.8	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>                     Full energy efficient - higher running costs                      England &amp; Wales EU Directive 2002/91/EC                      www.ec.europa.eu                 </small>			

TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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