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SALES & LETTINGS

Woods Lane, DE15 9EE

Asking Price £260,000



https://www.abodemidlands.co.uk







A well presented three bedroom detached home occupying a generous corner position, offering a good sized block paved driveway providing ample off-street parking, a useful integrated carport and a well maintained rear garden. The property provides spacious ground floor accommodation including two reception rooms and a fitted kitchen, whilst the first floor offers three well proportioned bedrooms and a family bathroom. Situated in a convenient location within Stapenhill, the home benefits from easy access to local amenities, schooling and transport links.

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Accommodation

Ground Floor

The accommodation is accessed via a front entrance door leading into a welcoming entrance hallway with stairs rising to the first floor and doors leading through to the main living spaces. To the rear elevation is a generous living room featuring a modern media wall with inset shelving and feature fireplace, along with a door providing access to the rear garden, creating a pleasant space for relaxing or entertaining.

Positioned to the front elevation is the fitted kitchen, offering a range of wall and base units with preparation work surfaces, integrated oven and gas hob with extractor over, sink with mixer tap and space for further appliances. A door from the kitchen provides access to the integrated carport, offering useful covered storage or additional sheltered access to the property.

Also on the ground floor is a separate dining room located to the front elevation, providing ample space for a dining table and chairs and offering flexibility as an additional reception room if required.

First Floor

The first floor landing provides access to three bedrooms and the family bathroom. The master bedroom is positioned to the rear of the property and offers space for a double bed and bedroom furniture. Bedroom two is also a comfortable room overlooking the front elevation, while bedroom three provides a further versatile space suitable as a bedroom, nursery or home office.



The family bathroom is fitted with a three piece suite comprising a bath with shower over, wash hand basin and low level WC, complemented by tiled walls and flooring.

Outside

The property sits on a prominent corner plot and benefits from a substantial block paved driveway to the front and side elevation providing ample off-street parking. The integrated carport runs alongside the property and offers









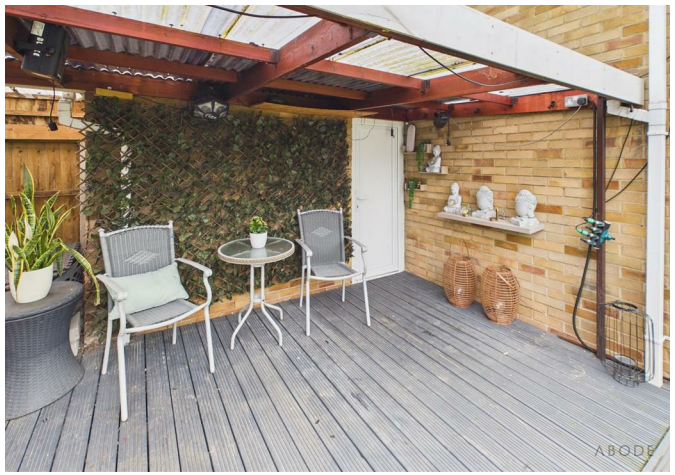












covered access and useful storage.

To the rear is a well maintained enclosed garden which is mainly laid to lawn and complemented by patio seating areas, ideal for outdoor dining and entertaining. There is also a covered decked seating area creating a sheltered outdoor space that can be enjoyed throughout the year.

Location

The property is situated within the popular residential area of Stapenhill, which offers a range of everyday amenities including local shops, supermarkets, cafes and well regarded schools. The area provides good access into Burton-on-Trent town centre, where a wider range of facilities can be found including shopping centres, restaurants and a mainline railway station. There are also pleasant nearby green spaces including the National Forest and the scenic Stapenhill Gardens along the River Trent, making the location appealing for families and those who enjoy outdoor




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Floor 0





Floor 1

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Approximate total area(1)

104 m²

1120 ft²

Reduced headroom

1.2 m²

13 ft²

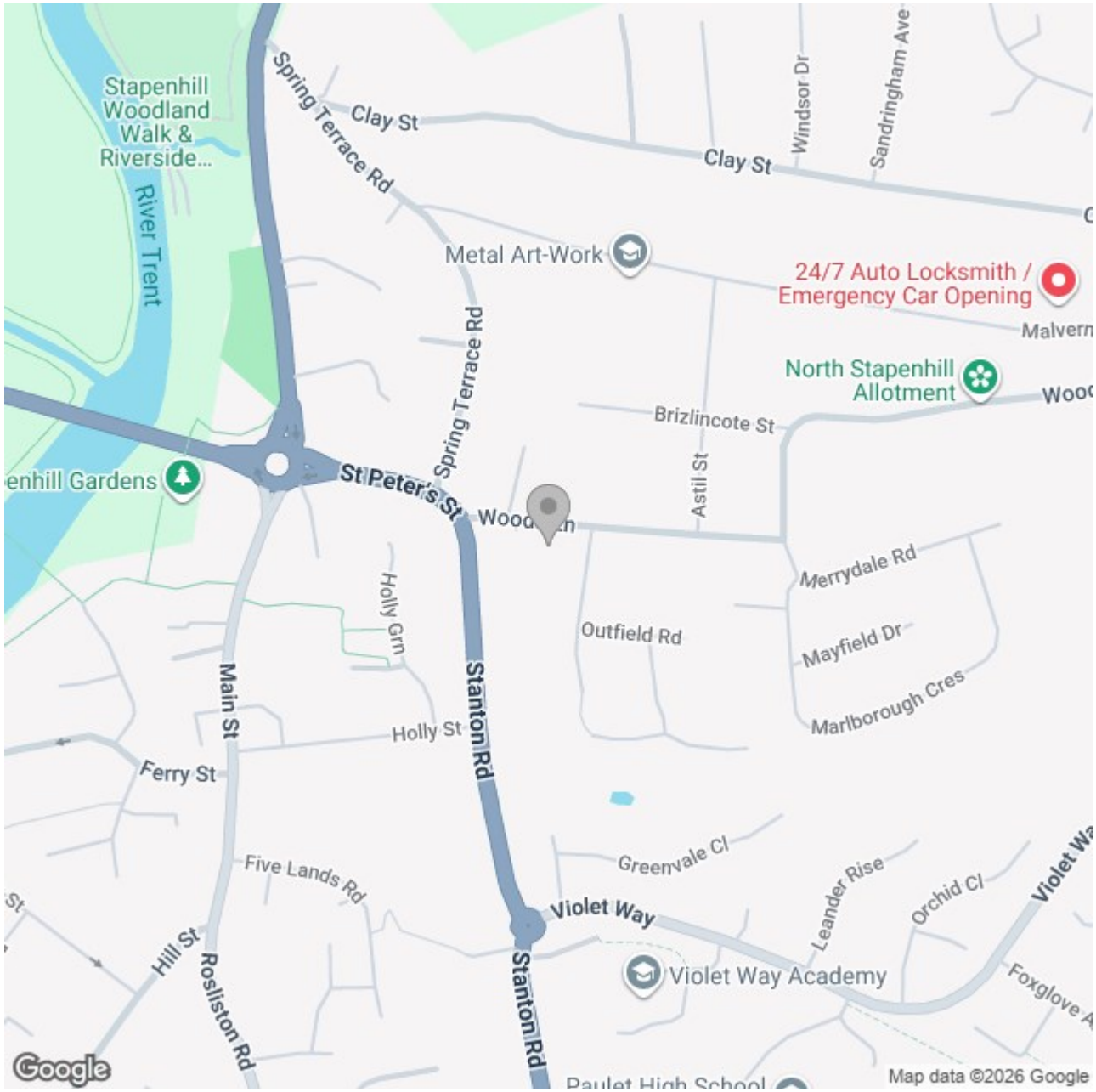
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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