



13 Halcyon Way

Shobnall, Burton-On-Trent, DE14 2JR

£229,950



Well maintained link Detached Bungalow in quiet cul de sac location, benefiting from gas central heating & uPVC double glazing the accommodation comprises: Lounge, Fitted Kitchen, Two Bedrooms, Conservatory, Shower Room. Externally a driveway provides parking and leads to the entrance door and garage, to the rear the fully enclosed garden is laid to lawn and shrub borders, open view over the canal to the rear. EPC C, Council Tax C. NO UPWARD CHAIN



Lounge 17'0" max x 10'0" max (5.19m max x 3.07m max)

With uPVC bow window to front elevation & uPVC window to side elevation, feature marble fireplace with inset electric fire, central heating radiator with TRV, coved & textured ceiling with two light points, TV aerial point, power points, doors to Kitchen & Inner Hallway

Kitchen 12'2" x 8'2" max (3.73m x 2.50m max)

Fitted with a comprehensive range of units with beech doors, granite effect work surfaces with tiled splash, integrated Lamona double oven & gas hob with extraction fan over, integrated Fridge & Freezer, uPVC windows to front and side elevation, uPVC door with feature glazed window giving access to the driveway, single drainer stainless steel sink with swan neck mixer tap over, plumbing point for automatic washing machine, textured ceiling with two light points, power points, door to Lounge

Inner Hallway 5'3" x 2'11" (1.62m x 0.9m)

Giving access to the Bedrooms & Shower Room, spacious cupboard with shelving, hatch with ladder giving access to the boarded loft which has lighting and houses the combination boiler, coved and textured ceiling with light, wall mounted Siemens central heating controller

Bedroom One 10'0" max x 10'5" max (3.05m max x 3.2m max)

With a comprehensive range of wardrobes, over bed cupboards and two bed side cabinets providing storage, uPVC window to rear elevation, power points, coved & textured ceiling with light point, TV aerial point

Bedroom Two 9'11" max x 8'3" (3.04m max x 2.54m)

With built in wardrobe providing storage, uPVC sliding patio door leading to the Conservatory, central heating radiator with TRV, coved & textured ceiling with light point, power point

Conservatory 17'9" x 7'6" (5.43m x 2.30m)

White aluminium construction with full length window to 3 elevations, sliding doors to the rear elevation giving access to the back garden, polycarbonate roof, central heating radiator with TRV, wall lights, power points

Shower Room 6'3" x 5'4" (1.93m x 1.64)

Fully tiled with white suite comprising quadrant shower cubicle, thermostatic bar shower with rain head and further shower head on a chrome riser bar, low flush Wc, Vanity unit with wash hand basin, uPVC window to side elevation, chrome ladder central heating radiator, coved ceiling with light, laminate flooring

Externally

To the Front

A driveway provides off road parking and leads to the entrance door and the attached single Garage which has an up and over door, power, lighting and door giving access to the rear garden. Easily maintained gravelled garden area has a hedge boundary to the front, gate to the side of the bungalow gives access to the rear garden

To the Rear

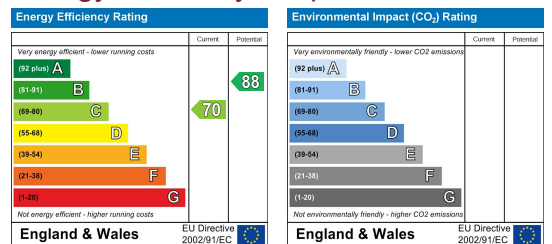
Fully enclosed by fencing, mature garden with shrub borders, paved pathways, lawn, security light, open aspect to the rear over the Trent and Mersey Canal



Floor Plans



Energy Efficiency Graph



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