





Situated in a popular residential area, this well-presented two-bedroom semi-detached bungalow offers a spacious and practical layout with a conservatory, a generous driveway providing off-street parking, and a garage. The property benefits from a low-maintenance rear garden, a spacious living room, and a good-sized kitchen diner, making it ideal for those seeking single-storey living with local amenities and transport links nearby.



Accommodation

Ground Floor

The property is entered via a front entrance door into a welcoming hallway providing access to the principal rooms. The spacious living room is positioned to the front aspect, featuring a large bay window allowing in plenty of natural light and a feature fireplace providing a focal point for the room. The kitchen diner sits towards the rear of the bungalow and is fitted with a range of matching wall and base units, a freestanding oven with hob, and space for appliances, with ample room for a dining table and chairs. A door from the kitchen leads into the conservatory, which runs the full width of the property and offers a pleasant seating area overlooking the garden. A separate utility area provides additional appliance space and access to the garage. The property includes two well-proportioned bedrooms, both offering space for bedroom furniture. The shower room is fitted with a walk-in shower, wash hand basin, and WC, with tiled walls and a window providing natural light.

Outside

To the front of the property is a block-paved driveway providing off-street parking and leading to the garage, with a well-maintained front garden featuring lawn and planted borders. The rear garden offers a low-maintenance space with a paved patio area ideal for outdoor seating and entertaining, with further sections laid with artificial lawn and gravel, all enclosed by fencing for privacy.



Location

The property is located on Charnwood Road in Burton-on-Trent, conveniently positioned for access to local amenities, supermarkets, medical facilities, and public transport routes. The location offers good road links to the A38 and A50, providing easy connections to surrounding towns and the wider road network, with Burton-on-Trent railway station also nearby for further commuting options.













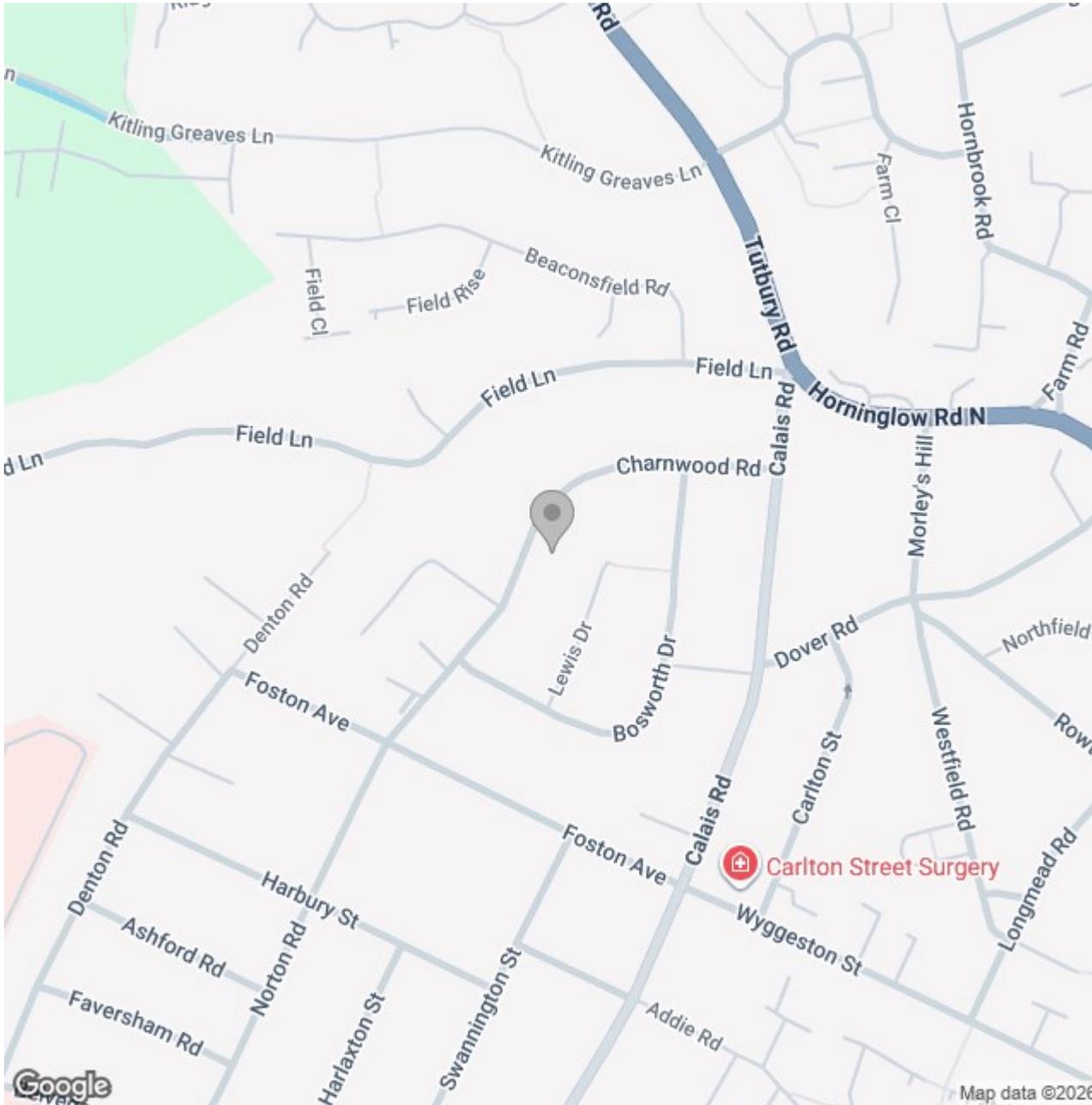
Approximate total area⁽¹⁾

90.7 m²
976 ft²

(1) Excluding balconies and terraces

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	69	78
(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	