



5 Knights Court

Stretton, Burton on Trent, DE13 0GU

£265,000



Ideal Family Home situated in a very popular quiet cul de sac location, benefiting from uPVC double glazing, gas central heating, comprises Hall, Wc, Lounge, spacious Kitchen Diner, Dining Room/Playroom, Four Bedrooms, Bathroom & en-suite, drive, Garage. Close to amenities, easy access to A38 & Burton EPC D



Porch

Open porch area giving access to uPVC front door leading into hallway.

Hallway 7'5" x 3'4" (2.27m x 1.04m)

Approached through a uPVC front door, power points, central heating radiator. Stairs to first floor, doors giving access to Lounge and Wc.

Wc 5'1" x 2'10" (1.57m x 0.87m)

Recently refitted with a two piece suite comprising of low flush Wc, vanity unit with hand basin and tile splash back, Central heating radiator, textured ceiling with light point, Opaque uPVC window to front elevation.

Lounge 15'6" max x 16'2" (4.74m max x 4.94m)

Spacious lounge with uPVC window to front elevation, feature white Adams style fire surround with marble effect back and hearth, coved ceiling with light point, TV aerial point, power points, two central heating radiators, door leading into Kitchen.

Kitchen Diner 15'7" x 11'7" (4.75m x 3.55m)

Fitted with a comprehensive range of Beech effect wall and base units including a peninsula design, tiled Splash backs to roll edge work surfaces, stainless steel 1 1/2 single drainer sink with tap over, standing space for Range style cooker with gas and electricity points, plumbing points for automatic washing machine and dishwasher, central heating radiator, ceiling light point, power points, uPVC window to rear elevation, half glazed uPVC door leading to back garden, archway leading into Dining/Play Room.

Dining/Play Room 15'4" x 8'2" (4.69m x 2.49m)

With uPVC window to rear elevation, central heating radiator, power points, ceiling light point, door leading into the Garage.

Landing

Giving access to the bedrooms and bathroom, feature balustrade to staircase, hatch giving access to loft space, airing cupboard housing immersion tank and shelving.

Master Bedroom 18'4" x 8'2" (5.60m x 2.50m)

With uPVC window to rear elevation, central heating radiator, ceiling light point, power points. Door leading into En-Suite

En-Suite 8'1" x 7'1" (2.47m x 2.18m)

Recently refitted with a white suite comprising of spacious quadrant shower enclosure with tiled walls, low level Wc, wash basin with tiled splash-back, ceiling light point, central heating radiator, Opaque uPVC double glazed window to front elevation.

Bedroom Two 15'7" x 8'9" (4.76m x 2.67m)

With two uPVC window's to front elevation, built in over-stairs cupboard providing storage, textured ceiling with light point, central heating radiator, power points.

Bedroom Three 11'2" max x 8'7" (3.42m max x 2.63m)

With uPVC window to rear elevation, textured ceiling with light point, central heating radiator, power points.

Bedroom Four 8'3" x 6'9" (2.52m x 2.06m)

With uPVC window to rear elevation, ceiling light point, central heating radiator, power points.

Bathroom 8'6" max x 6'0" max (2.61m max x 1.84m max)

Fully tiled with white suite comprising panelled bath with thermostatic shower over, bi-fold shower screen, concealed cistern Wc, vanity unit with wash hand basin, opaque uPVC window to side elevation, electric shaver socket, chrome effect towel radiator.

Outside

Front

With block paved driveway giving ample parking space leading to single integral garage. Established garden with shrubs.

Rear

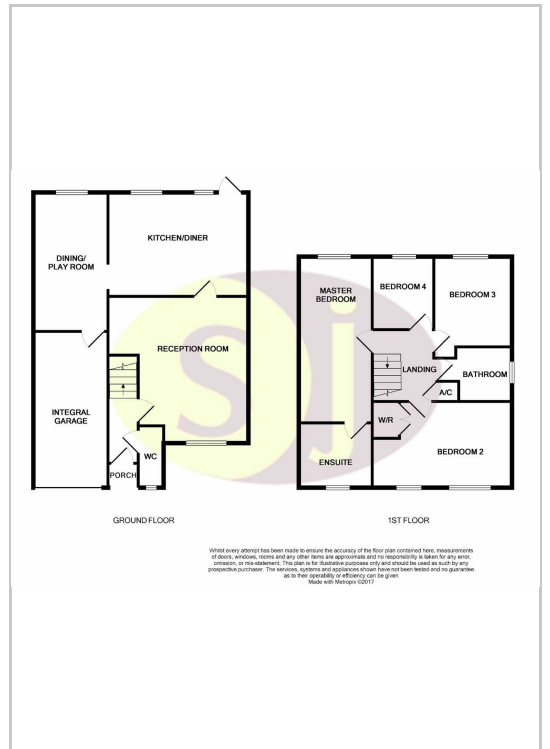
Fully enclosed by fencing, mature garden with recently installed decked area, lawn with shrub borders, outside tap and power point, path leading access to the front of the property via a secure wooden gate.

Garage

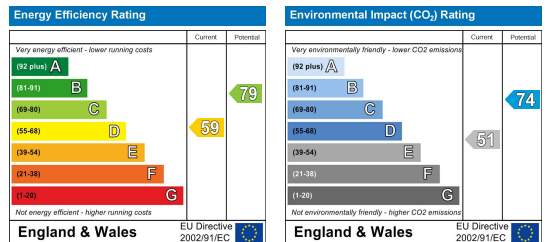
With up and over garage door, wall mounted central heating boiler, power and lighting, door leading to Dining/Playroom,



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

33 Main Street, Burton-on-Trent, Staffordshire, DE13 0EA

T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com