



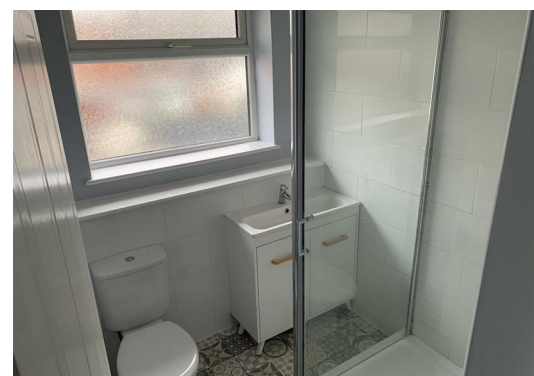
12 Clewley Road

, Burton-On-Trent, DE14 3JE

£169,950



Well maintained Semi Detached house in popular cul de sac location, benefiting from uPVC double glazing & gas central heating the accommodation comprises: Porch, Lounge, Kitchen Diner, Utility Room, Two Bedrooms & Bathroom. Driveway leading to a car port provides off road parking, garden to front and rear. NO UPWARD CHAIN. Ideal First Timer Buyer/Investment Property, EPC D, Council Tax A. Viewing is highly recommended to appreciate this property



Porch 4'8" x 1'10" (1.43m x 0.56)

Accessed via a feature glazed uPVC door, Georgian style door leads to the Lounge, internal uPVC window to side.

Lounge 15'3" max x 12'4" max (4.67m max x 3.78m max)

With uPVC windows to front & side elevation, stairs leading to the first floor, LVT flooring, central heating radiator, TV aerial points, telephone point, power points, ceiling light point, door leading to the Kitchen.

Kitchen Diner 12'4" x 9'10" (3.77m x 3.00m)

Fitted with a range of wall and base units with cream doors providing ample storage, wood effect roll top work surfaces with tiled splash, 1.5 white ceramic sink with mixer tap over, integrated electric oven & hob with stainless steel chimney extractor over, integrated fridge, ceramic tiled flooring, double central heating radiator with TRV, uPVC window to rear elevation, spot light bar to ceiling, power points, doorway leading to Lobby.

Lobby 4'0" x 3'5" (1.24m x 1.05m)

With half glazed uPVC door leading to the back garden, ceramic tiled floor, ceiling light point, door to Utility Room.

Utility Room 7'7" x 5'7" (2.32m x 1.72m)

With uPVC window to rear elevation, wood effect work surface, cream cupboard unit providing storage, plumbing point for automatic washing machine, vent for tumble dryer, space for free standing tall freezer, ceramic tiled floor, ceiling light point, power points.

Landing

Giving access to the Bedrooms and Shower Room, hatch giving access to the loft space, power point, ceiling light point, smoke alarm.

Bedroom One 12'5" x 10'0" (3.79m x 3.07m)

with uPVC window to front elevation, built in wardrobes with hanging and shelving providing storage, central heating radiator, TV aerial cables, power points, ceiling light point.

Bedroom Two 9'8" max x 5'11" (2.95m max x 1.82m)

With uPVC window to rear elevation, over-stairs cupboard with shelving providing storage, cupboard housing Ideal combination boiler, power point, ceiling light point.

Shower Room 6'7" x 6'0" (2.03m x 1.85m)

White suite comprising shower cubicle with glass door and side panel, thermostatic shower with two heads on chrome rail, low flush Wc, vanity unit housing wash hand basin with mixer tap over, uPVC opaque window to rear elevation with tiled sill, tiling to shower wall, chrome heated towel rail, extraction fan, ceiling light point.

Externally

To the Front

Tarmac driveway provides off road parking and leads to a car-port with polycarbonate roof & gate leading to the rear garden, block paved pathway leads to the front door.

To the Rear

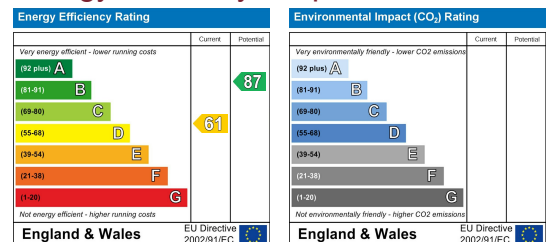
Fully enclosed by wall and fencing, two block paved patio areas , lawn, shrub border, garden shed, outside water tap, open porch leading to the back door.



Floor Plans



Energy Efficiency Graph



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