



17 Clough Drive

, Burton-On-Trent, DE14 2DL

£214,950



SJ are pleased to bring to market this well presented three bedroom end town house, situated in a popular development on the outskirts of the desirable village of Stretton. The property briefly comprises of; entrance hallway, cloakroom/WC, utility room, kitchen, lounge / diner, three bedrooms, family bathroom and master ensuite.

The property benefits from double glazing and gas fired central heating. Externally there is a carport with a garage beyond. The enclosed rear garden has patio areas and lawn with access to the rear of the garage and a pathway to the front of the property.



Entrance Hallway

Accessed via double glazed door, with two central heating radiators, uPVC double glazed obscure window to side aspect, ceramic tiled flooring, stairs off to 1st floor, centre light point, electric power points, central heating thermostat and under stair cupboard providing useful storage.

Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin with tiled splash back, central heating radiator, uPVC double glazed obscure window to the side aspect and ceiling light point.

Utility Room 8'6" x 6'6" (2.60m x 2.00m)

Double glazed door giving access to rear garden, fitted with base cupboards with a roll top work surface, inset stainless steel sink with drainer and mixer tap over, space for automatic washing machine, Potterton central heating boiler, central heating radiator, extractor fan, electric power points and ceiling light point.

FIRST FLOOR

Lounge / Diner 16'11" x 14'1" (5.18m x 4.30m)

This spacious lounge / diner has two central heating radiators, uPVC double glazed Juliet balcony and a uPVC double glazed window to rear elevation, a feature fireplace, two ceiling light points and electric power points.

Kitchen 10'8" x 9'6" (3.26m x 2.90m)

Fitted with a range of base and wall cupboards, roll top work surfaces with tiled splash back, one and a half bowl stainless steel sink with drainer and mixer tap over, in-built Zanussi oven, gas hob with extractor fan over, integrated fridge / freezer, integrated Zanussi dishwasher. uPVC double glazed doors to Juliet balcony to the front elevation over looking the park, ceiling light point and electric points.

SECOND FLOOR

Master Bedroom 12'9" x 9'10" (3.90m x 3.00m)

With uPVC double glazed window to the front elevation, central heating radiator, built in wardrobes, electric power points and ceiling light point.

En-suite Shower Room 8'6" x 5'10" (2.60m x 1.80m)

Fitted with a white suite comprising of low level WC, wash hand basin with vanity unit, mains double shower enclosure, central heating radiator, fully tiled walls, obscure glazing to the front and extractor fan.

Bedroom 2 11'5" x 9'10" (3.50m x 3.00m)

With uPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes, electric power point and ceiling light point.

Bedroom 3 11'5" x 5'6" (3.50m x 1.70m)

With uPVC double glazed window to the rear elevation, central heating radiator, electric power point and ceiling light point.

Family Bathroom 6'6" x 5'6" (2.00m x 1.70m)

Fitted with three piece suite comprising of low level WC, wash hand basin and panelled bath with mixer shower over, fully tiled walls, central heating radiator, extractor fan and inset spot lights.

External

Garden

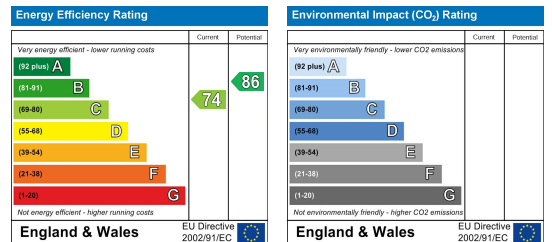
The low maintenance enclosed rear garden has a slabbed patio area, borders around the edge, there is a lawned area in the middle with a raised decked area at the bottom of the garden. The rear of the garage can be accessed from the garden. A wooden gate provides access to a pathway leading down the side of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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