



SJ



3 Fairham Road

, Stretton, Burton On Trent, DE13 0BS

£229,950



Detached Two Bedrooomed Bungalow set in an established residential area, close to village amenities. With full width Conservatory, modern fitted Kitchen, fitted Shower Room, Lounge and 2 Bedrooms. uPVC Double Glazing and Gas Central Heating. Gardens to front and rear and paved driveway providing ample off road parking. Council Tax C, EPC D.



Entrance Hall 10'6" x 4'5" / 9'11" x 2'8" (3.19 x 1.35 / 3.01 x 0.81)

Approached from the side of the property via a uPVC half glazed door with glazed side panels, into 'L' shaped hallway, with central heating radiator with TRV, coved ceiling with light points. Access to Lounge, Kitchen, Shower Room and Bedrooms.



Lounge 10'11" x 9'9" (3.32 x 2.96)

With a picture bow window to the front elevation with central heating radiator, power points and TV aerial point. Coved ceiling with decorative ceiling rose and light points. Complimentary wall lighting.

Kitchen 9'11" max x 9'1" max (3.03 max x 2.77 max)

With tiled flooring and a range of modern shaker style base and wall mounted units with marble effect work surfaces. Composite 11/2 sink and drainer with flexible hose mixer tap over. Fitted unit housing Logik oven and microwave, inbuilt Logik electric hob with extractor over. Tall unit housing the Worcester Bosch Central Heating Boiler. Dual aspect windows to side and rear and a fully glazed door providing access into conservatory.



Conservatory 17'8" x 6'0" (5.39 x 1.83)

A full width uPVC conservatory with polycarbonate roof and windows to all sides. Two fully glazed doors, one leading from Master Bedroom and one providing access into Garden and another part glazed door from the Kitchen. With central heating radiator and power points.

Master Bedroom 11'11" x 10'10" (3.64 x 3.30)

With a uPVC window and fully glazed door leading to the Conservatory, power points, ceiling and wall light points.

Bedroom Two 9'11" x 9'1" (3.02 x 2.78)

With a uPVC window to the front elevation, central heating radiator, power points, Open Reach point and light points.

Shower Room 6'10" x 5'3" (2.08 x 1.59)

With fully tiled walls and flooring. Walk in shower enclosure with glass screening and Mira Sport electric shower. Pedestal wash hand basin with chrome taps and a low flush W.C. Wall mounted heated towel rail. Bathroom cabinet with mirrored doors. Opaque window to the side elevation, loft hatch and dome light fitting.

Outside

To the Front and Side

To the front of the property is a lawn and a paved driveway leading to a timber gate. The paving continues at the side of the property to the entrance door. There is a useful outside tap, security light and access round to the rear garden.

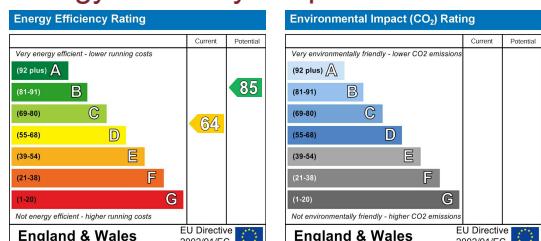
Rear Garden

Fully enclosed with fenced borders, non-overlooked rear garden with views over the Church, consisting of a paved patio area and a lawn with a couple of mature shrubs.

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.

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