



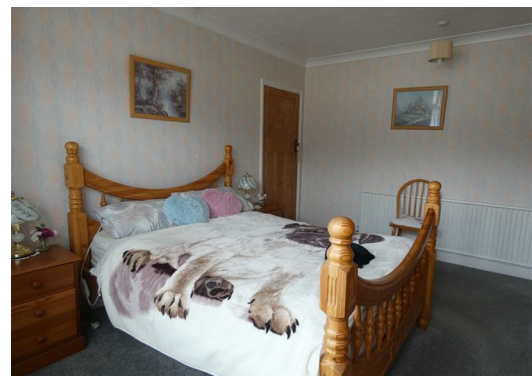
334 Shobnall Street

, Burton-On-Trent, DE14 2HT

£249,950



Rare opportunity to purchase a Detached House in very popular residential location with easy access to Burton Queens Hospital, Town Centre & amenities. Benefiting from gas central heating & uPVC double glazing the accommodation comprises Porch, Hall, Lounge, Dining Room, Fitted Kitchen, spacious Landing, Three Bedrooms, Bathroom & separate Wc. Externally a paved area to the front provides off road parking, path leading to the side of the property. Fully enclosed traditional garden to rear laid to patio & lawn with planted borders, outside Wc. EPC E, Council Tax C. Viewing is highly recommended to appreciate this property.



Porch

Open porch with quarry tiled floor giving access to the Vestibule uPVC Front Door with feature leaded window

Hallway 6'11" x 13'1" (2.12 x 4.00)

With stripped pine staircase leading to first floor, feature Parkay wood block flooring, central heating radiator, phone point, doors leading off to lounge, dining room and kitchen. Spacious understairs pantry with has quarry tiles to the floor, uPVC window to side elevation, light, shelving & utility meters.

Lounge 12'1" x 11'11" (3.70 x 3.65)

With uPVC bow window to front elevation, feature fireplace housing gas fire, coved and textured ceiling with feature light rose, TV aerial point, central heating radiator, power points, engineered timber flooring

Dining Room 12'0" x 13'10" (3.66 x 4.24)

With uPVC sliding patio door giving access to the rear garden, wood Adam style fire place with granite effect hearth & housing gas fire, TV aerial point, central heating radiator, engineered wood flooring, coved & textured ceiling with feature light rose, hatch to Kitchen, power points

Kitchen 6'10" x 17'8" (2.10 x 5.40)

Fitted with a range of wall and base Beech effect units providing ample storage, granite effect work surfaces with tiled splash, 1.5 bowl composite sink with mixer tap over, Bosch integrated electric oven & gas hob with extractor fan over, plumbing points for dishwasher and washing machine. Breakfast bar with serving hatch through to dining room. Two central heating radiators, floor standing Servowarm boiler, uPVC windows over looking side elevations, strip lighting, uPVC part glazed door leading to the rear garden, ceramic tiled flooring, power points, central heating timer, A concertina door leads to a shower with tiling to walls, Triton T80 electric shower, single shower tray, textured ceiling with light point

Landing 6'11" x 11'7" (2.12 x 3.55)

With stripped pine banister to the staircase, feature glazed uPVC window to side elevation, doors leading to bedrooms, bathroom & Wc, hatch providing access to loft with ladder.

Master Bedroom 11'3" x 12'0" (3.45 x 3.68)

Having a range of built in wardrobes and drawer unit providing storage, uPVC window overlooking rear elevation, central heating radiator with trv, over the bed light pull switch, textured ceiling with 2 light points, power points

Second Bedroom 11'3" x 15'7" (3.45 x 4.76)

Fitted with wardrobes and drawer unit providing storage, uPVC bow window overlooking front elevation, central heating radiator with trv, textured ceiling with 2 light points and over the bed light switch, power points

Third Bedroom 6'11" x 6'11" (2.13 x 2.11)

with uPVC window overlooking front elevation, textured ceiling with light point and central heating radiator with trv, power points.

Bathroom 6'10" x 6'11" (2.10 x 2.12)

Fitted with white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin with mixer tap over, half tiled walls, uPVC window to rear elevation, central heating towel rail, textured ceiling with light point., cupboard housing hot water cylinder & shelving

WC 4'9" x 3'2" (1.45 x 0.97)

With white low flush Wc, half tiled walls, textured ceiling with light point, and uPVC window to the side elevation.

Outside

To The Front

Slabbed driveway to the front providing off road parking for one vehicle, path leading to the side of the property via a wooden gate.

To The Rear

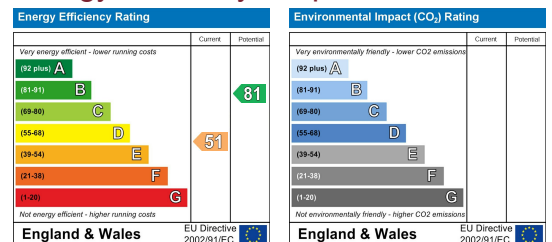
Fully enclosed garden with slabbed patio area, a large lawn with planted borders, hardstanding for a shed. Door leading to outside WC with wall mounted wash hand basin with tiled splash, light & water tap.



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.

33 Main Street, Stretton, Burton on Trent, Staffordshire, DE13 0EA
 T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com