



15 Claymills Road

Stretton, Burton-On-Trent, DE13 0JG

£320,000



NO UPWARD CHAIN! SJ are pleased to bring to market this spacious, extended Semi Detached House in a popular non estate location, benefitting from gas central heating. The accommodation comprises: Porch, Hallway, Lounge, Dining Room, Sitting Room, large Conservatory, newly fitted Kitchen with pantry off. Four Bedrooms & re-fitted family Bathroom.

Externally there is driveway providing off road parking and leading down the side of the property to a double garage & large mature garden. EPC D Council Tax B. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY.



Porch

Accessed via arched glazed mahogany doors leading to front door.

Hallway 6'10" x 13'9" (2.1 x 4.2)

Accessed from porch via opaque glazed wooden door, Mahogany single glazed window with lead detailing to side elevation. Stairs leading to first floor, ceiling light point, power-points, radiator and doors leading to reception rooms and kitchen.

Lounge 11'5" x 10'9" (3.5m x 3.3m)

With double glazed mahogany bay window with lead detailing, open gas fire set in feature stone fireplace, ceiling rose with light point, power points, TV point, phone point and central heating radiator. Open plan to dining room.

Dining Room 9'10" x 12'5" (3.0m x 3.8m)

With wall mounted gas fire, ceiling rose with light point, wall lights and power points. Open plan to further sitting room.

Sitting Room 10'5" x 10'2" (3.2m x 3.1m)

With full width uPVC patio door leading to conservatory, central heating radiator, power points, ceiling light point.

Conservatory 18'8" x 8'10" (5.7m x 2.7m)

With uPVC windows to rear and side elevation, double French doors to the rear elevation, single uPVC door to side elevation, ceramic tiled flooring, wall light points, power points, door leading to inner lobby.

Kitchen 17'4" x 7'10" (5.3m x 2.4m)

Recently renovated kitchen, fitted with a range of wall and base beech shaker style units with marble effect roll edge worktop, stainless steel 1 1/2 bowl sink with drainer and chrome mixer tap over, tiled splashback. Built in eye level Hotpoint microwave and oven, and counter top Hotpoint gas hob. Plumbing point for washing machine, space for fridge freezer, chrome ceiling spotlights, power points, 2 uPVC double glazed windows to side elevation, 2 central heating radiators. Under the stairs cupboard providing plenty of storage with access to metres and consumer unit. Feature glazed door leading to lobby area with WC.

Lobby

Adjacent to the kitchen there is access to downstairs WC, uPVC part glazed door leading to the conservatory.

WC 4'11" x 2'7" (1.5m x 0.8m)

White low level flush toilet, central heating radiator, ceiling light point, opaque uPVC window.

Landing 8'2" x 8'2" (2.5m x 2.5m)

Giving access to bedrooms and bathroom, ceiling light point and power points.

Master Bedroom 11'5" x 10'9" (3.5m x 3.3m)

With Mahogany double glazed window with lead detailing to the front elevation, built in wardrobes providing storage, central heating radiator with TRV, power points, ceiling rose with light point.

Bedroom 2 11'5" x 9'2" (3.5m x 2.8m)

With UPVC double glazed window overlooking rear view to the garden, built in wardrobes providing storage, central heating radiator with TRV, power points, ceiling rose with light point.

Bedroom 3 6'10" x 7'2" (2.1m x 2.2m)

With Mahogany double glazed window with lead detailing window to front elevation, central heating radiator, power points, ceiling light point.

Office/bedroom 4 21'7" x 6'2" (6.6m x 1.9m)

Dual aspect room with 2 opaque windows to lead detailing to side, uPVC double glazed window with lead detailing to front, uPVC double glazed window to the rear. BT phone point, power points, 2 ceiling rose with light points, 2 radiators with TRV, wall mounted ideal combination Boiler.

Bathroom 7'10" m x 7'10" (2.4 m x 2.4m)

Fitted with white 4 piece comprising of: low level flush toilet, panelled bath with chrome shower mixer tap, pedestal basin with chrome mixer tap, and double quadrant shower with sliding door chrome thermostatic shower, central heating towel radiator, fully tiled with tile effect flooring, access to the loft overhead. Opaque window to the rear.

External

To the Front

Paved driveway with mature borders, double wrought iron gates leading to carport.

To the Rear

The rear garden consists of a large area with shrubbed boundary, lawn with borders, mature shrubs and trees, patio with a pond opposite. A driveway leading to the detached double garage. Beyond the garage is a further lawned area with fenced boundaries.

Garage

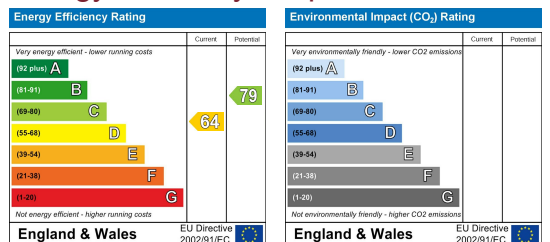
Double detached garage with up and over doors, two single glazed windows and security lighting.



Floor Plans



Energy Efficiency Graph



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