



12 Alderholme Drive

Stretton, Burton On Trent, DE13 0FJ

£269,950



NO UPPER CHAIN. SJ are pleased to offer for sale this Detached Four Bedroomed Property with Garage, offering good sized family accommodation set in a cul de sac within popular residential estate in the village of Stretton. Would benefit from upgrading. Comprising Entrance Hallway, Lounge, Dining Room, Kitchen, W.C., 4 Beds, Master En Suite and Bathroom. Enclosed rear garden. Close to local amenities and within primary and secondary school catchment areas. EPC D Council Tax Band D



Entrance Hallway 10'6" x 5'1" (3.20 x 1.55)

Approached via a half glazed front door, a bright open space with wood laminate flooring, useful under stairs storage cupboard, central heating radiator, power points and light point. Stairs off to First Floor. Doors to Lounge, Kitchen and Cloak room.

Cloak Room WC 6'6" x 3'1" (1.99 x 0.95)

With wood laminate flooring and an opaque window to the front elevation. Wall mounted wash hand basin with chrome taps and tiled splash. Low flush W.c. Electric consumer box and globe light fitting.

Lounge 14'1" x 10'5" (4.30 x 3.17)

With wood laminate flooring and a feature Adams style fire surround with marble back and hearth and a silver pebble effect electric fire. TV aerial point, BT phone point, power points and central heating radiator. Glazed French Doors opening through to Dining Area and window to the front elevation. Coved ceiling with four spot bar lighting.

Dining Room 11'11" x 9'7" (3.62 x 2.93)

With patio doors providing garden views and access, wood laminate flooring flowing through from lounge, power points, central heating radiator and coved ceiling with spot lighting.

Kitchen 13'1" max x 9'4" max (4.00 max x 2.85 max)

With tiled flooring and a range of base and wall mounted units in white, incorporating drawer unit and an integrated electric oven with gas hob and extractor hood over. 1 1/2 bowl composite sink and drainer with chrome mixer tap. Plumbing and appliance space for washing machine and fridge. Blue work surfaces with breakfast bar and part tiled walls. Power points, central heating radiator and spot lighting. Window to the rear elevation and doors to Dining Room and Garage.

Stairs to Landing Area

Curved staircase with spindled balustrade, leading to a bright and airy 'L' shaped landing area with window to the side. Airing cupboard housing hot water cylinder and shelving, power points and central heating radiator. Doors to Bedrooms and Family Bathroom.

Master Bedroom 11'9" max (into doorway) x 11'9" (3.59 max (into doorway) x 3.58)

With laminate flooring, central heating radiator and power points. Spot lighting controlled by dimmer switch. Window to the rear elevation and door to En Suite.

En Suite 7'10" max x 3'4" (2.39 max x 1.01)

With laminate flooring and part tiled walls. Fully tiled shower cubicle with chrome thermostatic shower fittings. Pedestal wash hand basin with chrome taps and a low flush W.c. Central heating radiator, shaver point, ceiling mounted extractor fan and flush light fitting. Opaque window to the side elevation.

Bedroom Two 11'10" x 8'4" max (into doorway) (3.60 x 2.54 max (into doorway))

A double bedroom with laminate flooring, power points, and central heating radiator. Four spot bar lighting and a window to the rear elevation.

Bedroom Three 10'5" m max (into doorway) x 10'6" (3.18 m max (into doorway) x 3.20)

With laminate flooring, power points and central heating radiator. Spot lighting and window to the front elevation.

Bedroom Four 8'9" x 6'7" (2.66 x 2.00)

With laminate flooring, power points, tv aerial point and central heating radiator. Spot lighting and window to the front elevation.

Family Bathroom 6'6" x 3'1" (1.99 x 0.95)

With tiled flooring and part tiled walls. White suite consisting of a panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with chrome taps and a low flush W.c. Wall mounted extractor fan, shaver point and central heating radiator. Globe light fitting and an opaque window to the side elevation.

Garage

With a pitched roof, up and over door to the front and a uPVC glazed door and window to the rear. Personnel door into Kitchen, power points and two light points.

Outside

To the Front

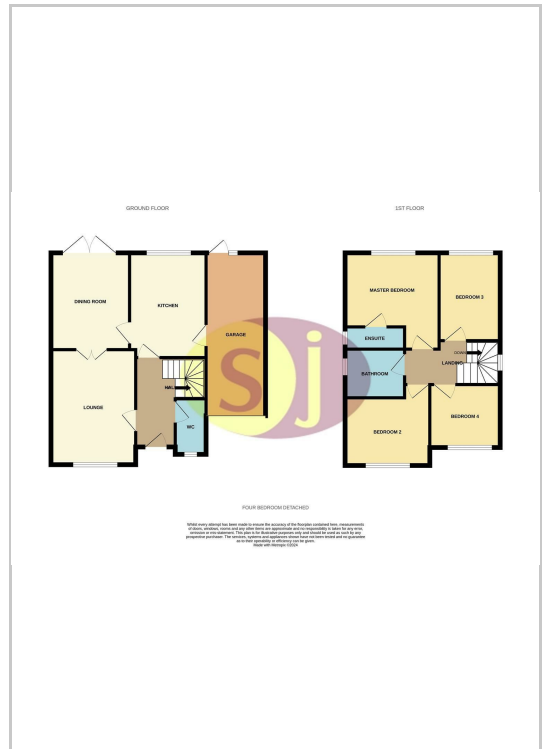
To the front of the property is a shaped lawn and paved path to the entrance doorway, with wall mounted lantern. A tarmac driveway at the side provides off road parking and leads to the Garage.

To the Rear

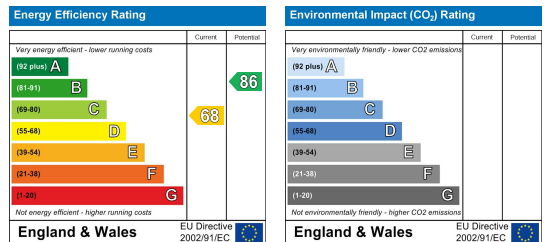
To the rear of the property is a fully enclosed garden with a large sun deck area, lawn and a timber garden shed. Useful outside tap and a paved path at the side of the property leads to a timber garden gate providing access to the front.



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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