



93 Church Road

Stretton, Burton-On-Trent, DE13 0HE

£224,950



Well maintained Semi Detached House on spacious corner plot, benefiting from uPVC double glazing & gas central heating the accommodation comprises: Entrance Hall, Lounge, Dining Room, Fitted Kitchen with pantry, lobby & WC off. Three Bedrooms and Bathroom to first floor. Externally the mature garden has hedges to boundaries, driveway leading to single detached garage. EPC C, Council Tax B
NO UPWARD CHAIN. easy access to amenities, schooling A38 & A50 for the commuter. Viewing is highly recommended



Hallway 4'9" x 4'9" (1.47m x 1.47m)

Accessed via feature glazed uPVC door with stairs leading to first floor, Radiator with TRV, Ceiling light point, Neutral carpet and doors leading through to lounge and dining room.

Lounge 11'10" (max) x 15'10" (into bay) (3.61m (max) x 4.83m (into bay))

With large DG bay window with led detail offering views of the front garden, inset coal effect gas fire, Radiator with TRV, power points, phone and tv aerial point, laminate flooring, coved ceiling with ceiling rose and light point, door leading to kitchen.

Dining Room 11'4" (max) x 12'5" (3.47m (max) x 3.81m)

uPVC DG patio doors offering access to the side garden, DG window with led detailing to the front, Radiator with TRV, Power points, Laminate flooring, Coved ceiling with ceiling rose and light point, door leading to kitchen.

Kitchen 15'7" x 5'6" (4.75m x 1.68m)

Fitted with a range of cream shaker style base units with roll edge worktops, inset stainless steel sink with chrome mixer tap over, space for washing machine, built in Lamona induction hob with stainless steel extractor fan over, built in Neff electric oven and space for integrated microwave. Tiled floor, power points, central heating thermostat, 2x DG windows to rear, ceiling spot lights, door leading to understairs cupboard and further door leading to separate pantry and doorway leading through to cloakroom.

Cloakroom 5'4" x 5'6" (1.64m x 1.68m)

The tiled floor continues from the kitchen, part glazed uPVC door providing access to rear garden, part tiled walls, power points, electric meter and consumer unit, ceiling light point and door leading to WC.

WC 2'5" x 5'6" (0.75m x 1.68m)

Toilet, DG window to rear, tiled floor and ceiling light point.

Bedroom 1 10'9" x 11'11" (3.30m x 3.65m)

With fitted wardrobes, one housing Viessmann combi boiler, power points, Radiator with TRV, DG window to front, ceiling light point.

Bedroom 2 11'5" x 9'0" (3.48m x 2.76)

With door leading to built in wardrobe, Radiator with TRV, power point, DG window to front and side elevations and ceiling light point.

Bedroom 3 8'4" x 8'5" (2.56m x 2.59m)

With DG window to rear, Radiator with TRV, power points and ceiling light point.

Bathroom 8'9" x 5'5" (2.67m x 1.66m)

Fitted with white suite comprising of: low level flush WC, pedestal hand basin with chrome mixer tap, p shape bath with chrome mixer tap and chrome thermostatic shower over with shower screen, wood effect flooring, shaver point, chrome centrally heated towel rail, ceiling light point and opaque DG window to rear.

Outside

To the front & side

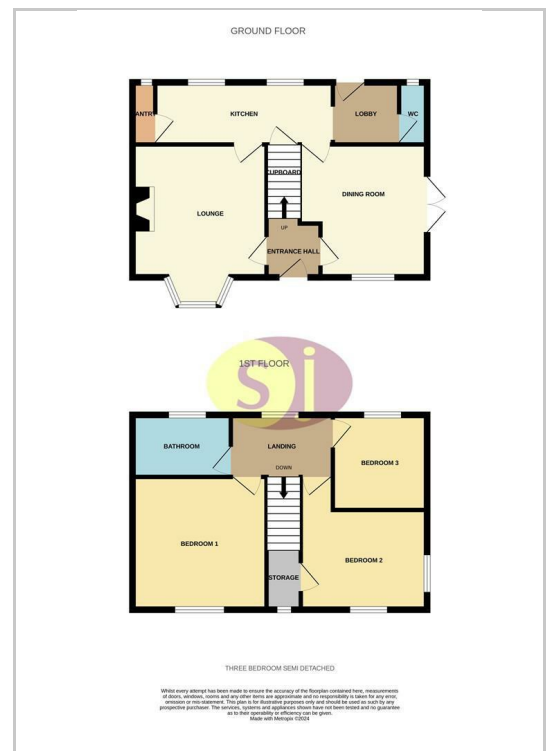
Mature hedges to boundaries, gate leading to path to the front door with storm canopy over, mature gardens to front and side of the property

To the rear

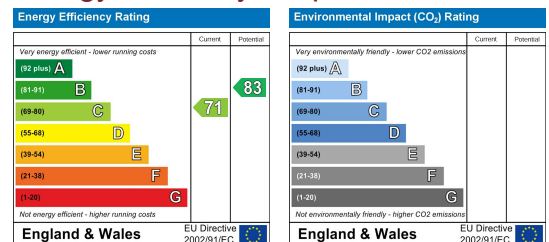
Double wrought iron gates give access to a driveway which leads to a single detached garage, path to back door, mature gardens including ornamental pond



Floor Plans



Energy Efficiency Graph



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