



1 Broadlands

Stretton, Burton-On-Trent, DE13 0EU

£179,950



Well maintained Semi Detached House in popular location benefiting from uPVC double glazing and gas central heating the accommodation comprises Hall with stairs to first floor, Lounge, Kitchen Diner with integrated oven & hob, Double Bedroom, Single Bedroom, Bathroom. Externally there are lawned gardens to the front, side and rear, driveway providing parking and leading to detached brick built garage. EPC D, Council Tax B, NO UPWARD CHAIN



Hallway 4'0" x 2'7" (1.24m x 0.81m)

Accessed via a part glazed uPVC door, stairs to first floor, central heating radiator with TRV, ceiling light point, power point, consumer unit, smoke alarm, door leading to the Lounge

Lounge 13'5" max. x 10'0" (4.09m max. x 3.07m)

With uPVC bow window to front elevation, Adam style fireplace with inset electric fire, central heating radiator, ceiling light point, power points, TV aerial point, door leading to the Kitchen Diner

Kitchen Diner 13'5" x 9'1" (4.09m x 2.79m)

Fitted with a range of units providing storage, wood effect roll edge work surfaces with tiled splash, built in Zanussi electric oven, built in electric hob with extraction fan over, stainless steel sink with mixer tap, plumbing point for automatic washing machine, spacious understairs cupboard housing recently installed combination boiler, uPVC window to rear elevation, uPVC part glazed door leading to the rear garden, ceiling light points, power points, central heating radiator.

Landing

Giving access to the Bedrooms and Bathroom, cupboard providing storage, hatch giving access to the loft, ceiling light point, smoke alarm, power point.

Bedroom One 13'3" max x 11'6" max (4.04m max x 3.51m max)

With two uPVC windows to the front elevation, built in wardrobe providing storage, central heating radiator with TRV, ceiling light point, power points

Bedroom Two 9'1" x 6'7" (2.79m x 2.03m)

With uPVC window to rear elevation, central heating radiator with TRV, ceiling light point, power points

Bathroom 6'2" x 5'4" (1.88m x 1.65m)

Fitted with a white suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin , low flush Wc, opaque uPVC window to rear elevation, tiled splash, Manrose extraction fan, ceiling light point

Externally

To the Front

Lawn with shrub border, path leading to the front door.

To the side

Driveway providing parking leading to single Detached Garage with up and over door & personal door giving access to the rear garden. Lawn with mature shrubs

To the Rear

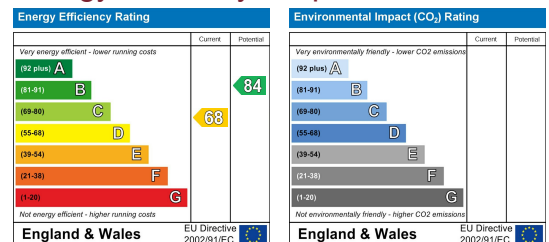
Fully enclosed by fencing, lawn with gravel borders, paved patio area, gate to side access.



Floor Plans



Energy Efficiency Graph



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