



52 Kingsmead

Stretton, Burton-On-Trent, DE13 0FQ

£385,000



Very well maintained, Detached House in Cul-de-sac position. Benefiting from uPVC double glazing & gas central heating the accommodation comprises: Hallway, Wc, Lounge, Dining Room, , Study/Office, Kitchen, Utility, four Bedrooms, Family Bathroom & En-Suite., Conservatory The spacious driveway offers off road parking & leads to double garage. Fully enclosed garden to the rear has a patio. Close to village amenities, Burton Town Centre and A38 for the commuter.

EPC D. Council Tax E. Viewing is essential to fully appreciate this property.



Hall

Under cover porch area leads to front door with glass side panel. An open feature staircase leads to the first floor, doors giving access to Lounge, Kitchen & Wc, Central heating radiator and ceiling light point.

WC

Re-fitted with white suite comprising Wc with concealed cistern and wash basin with cupboard under, central heating radiator, window to side elevation and wood effect flooring.

Lounge 11'6" x 15'5" (3.52m x 4.72m)

With bay window to front elevation, log burner effect fire, two central heating radiators, double French doors leading to the Dining Room, coved ceiling, two wall light points.

Dining Room 11'10" x 12'3" (3.61m x 3.74m)

With two windows to side elevation, central heating radiator, half glazed double doors opening into the lounge, double doors opening into the conservatory.

Conservatory 11'10" x 9'2" (3.63m x 2.81m)

With windows to three elevations, French doors to side giving access to the rear garden, tiled floor, two central heating radiators, integrated pelmet lighting

Study 7'8" x 8'3" (2.34m x 2.54m)

With window to front elevation, central heating radiator, coved ceiling with light point.

Kitchen 9'8" x 14'0" (2.97m x 4.29m)

Re-fitted with a contemporary range of units, stainless steel sink and draining unit with mixer tap set into a marble worktop, tiled surrounds, integrated dishwasher, fridge and appliance space for range style cooker (to be included), integrated lighting to kick boards and under cupboard lighting.

Utility Room 5'2" x 7'7" (1.59m x 2.32m)

With marble effect roll edged work top with base cupboards and drawers, appliance space for washing machine, tiled surrounds, tiled floor and part glazed door to side elevation.

Landing

Giving access to the Bedrooms and Bathroom. airing cupboard housing central heating (combination)boiler, hatch giving access to the loft

Bedroom One 12'0" x 11'8" (3.66m x 3.58m)

With window to front elevation, built-in wardrobes providing storage. central heating radiator, ceiling light point

En-Suite

Re-fitted with white suite comprising walk-in shower cubicle, Wc and wash basin, tiling to walls and floor and window to side elevation.

Bedroom Two 11'7" x 11'10" (3.55m x 3.63m)

With window to front elevation, built in wardrobe providing storage, central heating radiator, ceiling light point.

Bedroom Three 8'7" x 9'7" (2.64m x 2.94m)

With window to rear elevation, built-in wardrobes providing storage, central heating radiator, ceiling light point.

Bedroom Four 6'9" x 9'2" (2.06m x 2.81m)

With window to rear elevation, built-in double wardrobes providing storage, central heating radiator, ceiling light point.

Bathroom 5'10" x 10'2" (1.78m x 3.10m)

Re-fitted with whiter suite comprising panelled bath with electric shower over & shower screen, Wc and wash basin set into modern unit with cupboard, tiling to walls and floor, ladder style radiator and window to rear elevation.

Externally

To the Front

To the front of the property is a low maintenance landscaped fore garden together with a large double width driveway and turning space with double gates opening onto a further driveway giving access to the detached double garage.

Garage 16'4" x 17'4" (5.00m x 5.30m)

With two up and over doors, personal door to rear and window to side elevation, power and lighting

To the Rear

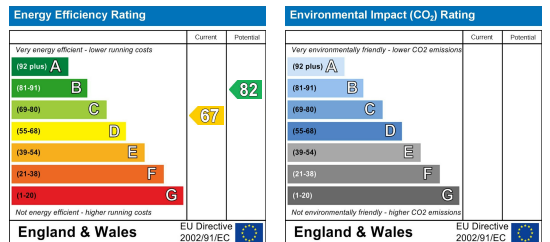
To the rear are landscaped enclosed gardens together with patio area.



Floor Plans



Energy Efficiency Graph



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