



23 Guinevere Avenue

Stretton, Burton-On-Trent, DE13 0FZ

£299,950



Well maintained Detached family home in very popular village location benefiting from gas central heating the accommodation comprises Hallway, Wc, Lounge, Dining Room, Fitted Kitchen, Utility, Three Bedrooms and Bathroom. A tarmac driveway provides parking and leads to the single attached garage, easily maintained slabbed garden to front, to the rear the mature enclosed garden has a sunny aspect. Easy access to Village Amenities, Schooling and A38 for the commuter. EPC C Council Tax D NO UPWARD CHAIN



Porch

Open porch area leads to the Front door giving access to the property.

Hallway 7'6" x 3'4" (2.29m x 1.03m)

Accessed via a part glazed composite front door, stairs leading to the first floor, doors to Lounge & Wc, ceiling light point, central heating radiator with TRV, electric consumer unit.

WC 5'2" x 2'7" (1.59m x 0.81m)

With white suite comprising low flush Wc & vanity unit containing wash hand basin with mixer tap & tiled splash, central heating radiator, uPVC opaque glazed window to front elevation, ceiling light point.

Lounge 15'8" x 15'5" max - 12'1" min (4.8m x 4.71m max - 3.70m min)

With uPVC window to front elevation, feature Adam style fireplace with gas fire, double central heating radiator, coved ceiling, wall light points, TV and telephone points, door leading to the Dining Room.

Dining Room 11'6" x 7'3" (3.51m x 2.23m)

With uPVC glazed door giving access to the rear garden, uPVC window to rear elevation, central heating radiator with TRV, coved ceiling with light point, door leading to the Kitchen.

Kitchen 11'5" x 7'7" (3.48m x 2.32m)

Fitted with a comprehensive range of units providing storage, wood effect work surfaces with tiled splash. Integrated Hotpoint electric oven, gas hob with extraction fan over, Zanussi Dishwasher and AEG fridge, stainless steel 1.5 sink with mixer tap over, uPVC window to rear elevation, inset spot lights to ceiling, door leading to Utility Room.

Utility Room 8'2" x 7'2" (2.50m x 2.20m)

Fitted with base unit incorporating single stainless steel sink with mixer tap over, larder unit, wood effect work surface with tiled splash, plumbing point for automatic washing machine, wall mounted IDEal combination boiler, glazed uPVC door giving access to the rear garden, uPVC window to rear elevation, door leading to the Garage.

Landing

Giving access to the Bedrooms and Bathroom, spacious storage cupboard, open balustrade to staircase, hatch giving access to the loft, ceiling light point.

Bedroom One 15'6" max x 8'9" (4.74m max x 2.67m)

With two uPVC windows to front elevation, built in wardrobes providing storage, central heating radiator with TRV, ceiling light point, TV aerial point.

Bedroom Two 11'3" max x 8'7" (3.43m max x 2.62m)

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

Bedroom Three 8'2" x 6'8" (2.50m x 2.04m)

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

Bathroom 9'1" max x 6'0" (2.78m max x 1.84m)

Fitted with a white suite comprising panelled bath with mixer tap & thermostatic shower over, shower screen, built in cabinets incorporating wash hand basin with mixer tap & low flush Wc with concealed cistern, wet wall cladding to walls, extraction fan, inset spot lights, uPVC opaque glazed window to side elevation, ladder style central heating radiator.

Externally

To the Front

Tarmac driveway provides parking & leads to the Garage, easily maintained slab area to the front, Porch leading to the front door.

To the Rear

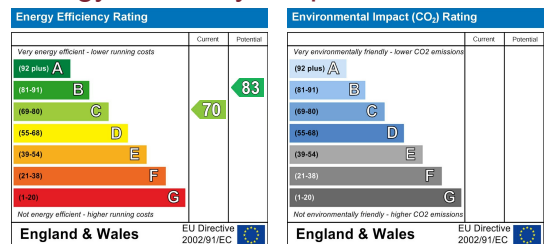
With sunny aspect, paved patio area leads to a lawn which has mature shrub borders, garden shed, path leading to the side of the property giving access to the front via a wooden gate.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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