



## 53 Knightsbridge Way

Stretton, Burton-On-Trent, DE13 0WH

£375,000



SJ are pleased to bring to market this well maintained, extended Detached Family House in a popular village location. Benefiting from uPVC double glazing & gas central heating, the accommodation comprises: Entrance Hallway, Lounge, Family Room, Kitchen, WC, Four Bedrooms, Family Bathroom and Master En-Suite. The spacious driveway offers off road parking & leads to an integral garage. Fully enclosed garden to the rear has two patio seating areas & lawn with mature borders. EPC C Council Tax C . Viewing is essential to fully appreciate this property.



### Entrance Hall

The uPVC partially glazed front door provides access to the property. With stairs leading to the first floor, ceiling light point, central heating radiator, electric power point, Honeywell heating thermostat. Door leading into the Lounge.

### Lounge 14'8" x 12'5" (4.49 x 3.79)

With uPVC double glazed bay window to the front elevation, central heating radiator with TRV, electric fire with decorative surround, TV point, ceiling light point, electric power points, double doors to the family room and door to the kitchen.

### Family Room 21'7" x 16'5" (6.58 x 5.01)

This large Family Room is a beautiful addition to the property with uPVC double glazed window to the side and bi-fold doors across the back wall providing access to the rear garden along with two skylights to the ceiling. Central heating radiator with TRV, electric power points, TV point, ceiling spot lights, wooden flooring.

### Kitchen 14'2" x 11'10" max (4.33 x 3.62 max)

Fitted with cream gloss wall and base units, integrated fridge, integrated Bosch electric hob, and Hotpoint electric oven with Candy extractor fan over, Ceiling spot lights, 1.5 stainless steel sink and drainer with mixer tap over, wooden work surfaces, wooden effect floors, plumbing for dishwasher, plumbing for washing machine, central heating wall mounted vertical radiator, electric power points, under stair cupboard providing useful storage. uPVC double glazed window to the rear, uPVC double glazed window to the side with uPVC half glazed door to the side. Door leading to the rear of the integral garage which houses the Ideal Central Heating Combination Boiler (2 years old), with power and light points.

### WC 4'5" x 3'7" (1.37 x 1.10)

Accessed off the Kitchen fitted with white WC and wash hand basin, opaque uPVC double glazed window to the rear, ceiling spot light and central heating radiator with TRV.

### Master Bedroom 12'0" x 12'9" max (3.66 x 3.91 max)

uPVC double glazed window to the front elevation, central heating radiator, ceiling light point, electric power points, fitted wardrobe and TV point.

### En-suite 6'0" x 4'5" (1.85 x 1.36)

Fitted with a white suite, comprising of shower cubical with mains Triton shower, WC and wash hand basin with cupboard beneath. Spot lights to the ceiling and uPVC double glazed opaque window to the side elevation.

### Family Bathroom 9'5" x 6'3" (2.89 x 1.91)

Fitted with a white bathroom suite comprising of wash hand basin, toilet, bath with mains Aqualisa shower over. Chrome heated towel rail, ceiling spot lights, extractor fan, opaque double glazed uPVC window to the rear elevation.

### Bedroom 2 11'10" x 9'8" (3.63 x 2.95)

With mirrored fitted wardrobes, uPVC double glazed window to the front, ceiling light point, electric power points, TV point and central heating radiator.

### Bedroom 3 9'4" x 11'10" max (2.86 x 3.62 max)

With central heating radiator, uPVC double glazed window to the rear, ceiling light point and electric power points.

### Bedroom 4 9'8" x 8'0" (2.95 x 2.44)

With central heating radiator, uPVC double glazed window to the rear, ceiling light point and electric power points.

### External

#### To the front

Private block paved driveway with parking for vehicles. Access to the integral garage, with power and light.

#### To the rear

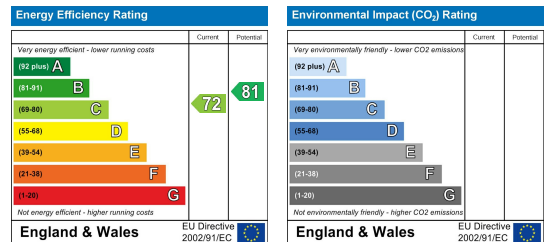
A side gate provides access to the fully enclosed rear garden, with two patio areas, partially laid to lawn, external electrical power points, external lighting and mature borders.



### Floor Plans



### Energy Efficiency Graph



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