



## 35 Hurst Drive

Stretton, Burton-On-Trent, DE13 0EB

Chain Free £199,950



Well maintained Semi-Detached Bungalow in very popular village location, benefiting from uPVC double glazing & Gas central Heating the accommodation comprises: Hall, Lounge, Conservatory, Kitchen, Two Bedrooms, Bathroom with walk in shower bath. Externally there is an easily maintained front garden, spacious driveway with car-port leading to a detached garage, the rear garden is fully enclosed and laid mainly to lawn. Easy access to village amenities & A38 for the commuter. EPC - C, Council Tax Band - C. NO UPWARD CHAIN, viewing is recommended





### Hall 9'3" x 3'5" (2.82m x 1.05m)

Approached from the side of the property via a uPVC half glazed door and a glazed side panel, central heating radiator, heating thermostat control, hatch giving access to loft housing boiler, ceiling light point and doors to lounge, bedrooms and bathroom.

### Lounge 17'6" x 10'9" (5.34m x 3.28m)

A good sized lounge with hearth and electric fire, power points, TV aerial point, central heating radiator with trv and two ceiling light points. uPVC double glazed window to rear elevation, part glazed uPVC door leading to conservatory and glazed panelled door leading to kitchen.

### Kitchen 7'9" x 7'9" (2.38m x 2.37m)

Fitted with beech base and wall units, roll edge worktops, stainless steel sink and drainer with chrome mixer tap. Plumbing and appliance space for washing machine, integrated 50/50 fridge freezer, Bosch electric oven, Diplomat electric hob with stainless steel chimney extractor fan over. 1/2 tiled walls, power points, strip light, uPVC double glazed window to the rear elevation and a part glazed uPVC door providing access to the side elevation.

### Conservatory 12'0" x 7'10" (3.66m x 2.41m)

Overlooking the rear garden, with uPVC windows and a half glazed door to the side, power points and lighting.

### Bedroom One 9'7" x 9'4" (2.93m x 2.87m)

With a uPVC double glazed window to the front elevation and fitted wardrobes housing hanging rail and with cupboard space at the side. Central heating radiator with trv, power points, telephone point and ceiling light point.

### Bedroom Two 9'4" (max) x 7'8" (max) (2.87m (max) x 2.36m (max))

With a uPVC window to the front elevation, radiator with trv, power points and ceiling light point.

### Bathroom 7'5" x 5'5" (2.28m x 1.67m)

With part tiled walls fitted with a low level WC, pedestal basin with chrome mixer tap, walk in bath with triton electric shower, chrome mixer tap and screen. Airing cupboard providing a useful space for storage, radiator, opaque window to the side, and ceiling light point.

## Externally

### To the Front

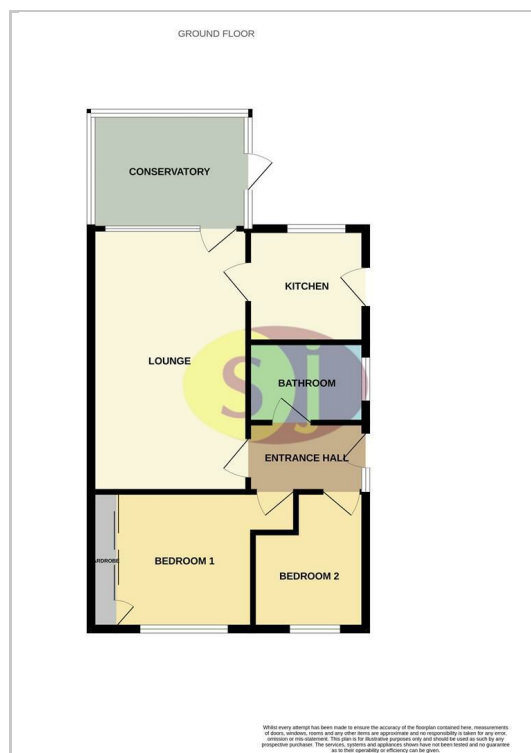
Easily maintained gravelled front garden with tarmac driveway leading to the detached garage via a car-port, outside tap and side gate leading to rear garden.

### To the Rear

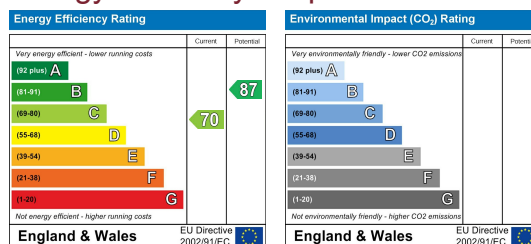
Fully enclosed garden laid to lawn, fenced boundaries, small patio with shed, door into detached garage with power and lighting and gate leading to driveway.



## Floor Plans



## Energy Efficiency Graph



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33 Main Street, Stretton, Burton on Trent, Staffordshire, DE13 0EA

T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com