



20 Goodwood Close

Stretton, Burton-On-Trent, DE13 0FP

£274,950



Very well maintained link Detached House in popular cul de sac location benefiting from uPVC double glazing and gas central heating the accommodation comprises: Hallway, Lounge, Kitchen Diner, Conservatory, Three Bedrooms & Bathroom. A driveway provides off road parking and leads to the attached single garage. A fully enclosed garden to the rear has a sunny aspect & is laid to patio and lawn with shrub borders. Easy access to amenities, Queens Burton Hospital, A38 & A50 for the commuter. EPC D, Council Tax C. Viewing is essential to fully appreciate this property.



Entrance Hall 5'4" x 4'8" (1.63m x 1.44m)

Accessed via a Upvc front door, central heating radiator, inset spot lighting, laminate flooring, door to Lounge, stairs to the first floor

Lounge 14'9" max x 12'2" max (4.51m max x 3.71m max)

With uPVC window to front elevation, central heating radiator, inset spot lights to ceiling, TV aerial point, power points, door to Kitchen

Kitchen Diner 15'1" x 10'4" (4.62m x 3.17m)

Fitted with a comprehensive range of wall and base units with Cherry wood doors, Granite effect work surfaces with tiled splash, integrated Fridge & Freezer, island breakfast bar with cupboards under, double central heating radiator, 1.5 bowl stainless steel sink with mixer tap over, laminate flooring, inset lighting, door leading to the Garage, French doors leading to the Conservatory

Conservatory 13'10" x 8'2" (4.24m x 2.49m)

With uPVC windows to the three sides set on brick wall, corner French Doors leading to the rear garden, roof blinds, ceramic tiled flooring, down lights, power points.

Landing 9'6" x 6'5" (2.91m x 1.98m)

Giving access to Bedrooms and Bathroom, uPVC window to side elevation, hatch giving access to the loft, inset lights to ceiling, airing cupboard with spray lagged tank & shelving.

Bedroom One 12'8" x 8'5" (3.87m x 2.59m)

With uPVC window to the front elevation, built in wardrobe with double hanging rails, central heating radiator, power points, ceiling light point

Bedroom Two 10'2" x 8'5" (3.1m x 2.58m)

With uPVC window to rear elevation, built in wardrobe with hanging rail & shelf, central heating radiator, power points, ceiling light point

Bedroom Three 9'3" x 3'5" (2.834m x 1.06m)

With uPVC window to front elevation, central heating radiator, power points, ceiling light point, laminate flooring.

Bathroom 6'4" x 6'2" (1.94m x 1.89)

Fully tiled, fitted with a white suite comprising P-shaped shower bath with mixer tap, shower screen & thermostatic shower over. Vanity basin, concealed cistern Wc with push flush, chrome heated towel rail, extraction fan, wall mounted mirror and glass display shelves, uPVC opaque glazed window to the rear elevation

Garage 16'10" x 8'0" (5.15m x 2.46m)

With up and over door to the front elevation, personal door to the rear garden, door to the kitchen, plumbing points for automatic washing machine & dishwasher, ceiling light & power points

Externally

To the Front

Block paved driveway provides off road parking and leads to the garage.

To the Rear

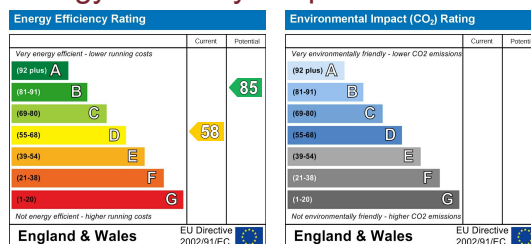
The fully enclosed back garden has a paved patio area, lawn with shrub borders, fenced boundaries, outside water tap.



Floor Plans



Energy Efficiency Graph



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