



7 Temple Close

, Burton-On-Trent, DE14 2AG

£229,950



An amazing opportunity to acquire this beautifully presented, three bedroom property, situated in a popular and convenient residential location. The property features three bedrooms, shower room, lounge, dining room, conservatory, fitted kitchen, garage with utility area and WC, car port, driveway and enclosed rear garden. With GCH and DG. Council Tax C, EPC D

Viewing is highly recommended to appreciate this stunning property.



Entrance Hallway

With partially glazed composite front door leading into the property from the front, uPVC double glazed window to the side, central heating radiator, ceiling light point, electric power points, door to lounge and stairs to first floor.

Lounge 12'11" x 11'10" (3.96 x 3.61)

With uPVC double glazed window to the front, 2 x central heating radiators, gas fire with decorative surround, ceiling light point, TV aerial point and electric power points. Opening into dining area.

Dining Room 10'5" x 7'3" (3.20 x 2.21)

Wood effect laminate flooring, ceiling light point, central heating radiator, electric power points and bifold doors into Conservatory.

Conservatory

South facing conservatory with ceiling light point, double central heating radiator, electric power points and French doors leading out op the rear garden.

Kitchen 10'4" x 7'3" (3.16 x 2.22)

With half glazed wooden door to the side, fitted with a range of white high gloss wall, base and full height units with lights under wall units. Integrated fridge freezer, Hoover dishwasher, microwave, Lamona electric hob and oven with extractor over, light grey composite 1.5 bowl sink and drainer with stainless steel mixer tap over, roll edge granite effect work tops, partially tiled walls and splash back, uPVC double glazed window to the rear, ceiling light point, tiled floor and electric power points.

Landing

uPVC double glazed window to the side, loft hatch, electric power points, ceiling light point, airing cupboard and access to the three bedrooms and bathroom.

Bedroom 1 12'9" x 7'9" (3.89 x 2.37)

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

Bedroom 2 8'7" x 8'5" (2.63 x 2.59)

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

Bedroom 3 9'6" x 6'9" (2.90 x 2.08)

uPVC double glazed window the front, ceiling light points, central heating radiator, fitted cupboard / wardrobe and electric power points.

Shower Room 6'0" x 5'8" (1.83 x 1.73)

Fitted with walk in dual headed mains shower, WC and wash hand basin with vanity unit beneath, stainless steel heated towel rail, fully tiled walls, inset spot lights with extraction fan, opaque uPVC double glazed window to the rear,

External

Garage

With up and over door to the front and door to the side, fitted with power and lights, space and plumbing for automatic washing machine and dryer with sink and drainer over. Useful full height cupboard space for storage. WC and sink at the rear of the garage.

To the front

Laid to lawn with flowers in borders. Patterned concreted driveway to the front and side with canopy carport over leading down to the garage. External security lighting.

To the rear

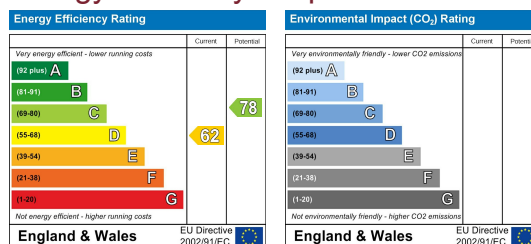
Fully enclosed well maintained garden with mature borders, lawn & patterned concrete patio area, storage shed. Side access to the garage, external water tap and security lighting.



Floor Plans



Energy Efficiency Graph



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