



## 23 Sandringham Avenue

Stapenhill, Burton-On-Trent, DE15 9BJ

£239,950



This generously sized 3 bedroom semi detached house on Sandringham Avenue, off Clay Street, Burton on Trent, is fitted with uPVC double glazing and a new Gas central heating system. With three bedrooms, kitchen, lounge, dining room, shower room, WC, front and rear gardens and detached garage.

Being located off Clay Street in Stapenhill, a short drive away from Burton Town Centre. For families, the area is served by reputable schools and nurseries, along with several green spaces and parks. In addition, transport links are excellent, with regular bus services and easy access to major road networks, including the A38 and A511.

Council Tax C EPC D



### Entrance Hallway

With a uPVC partially double glazed door to the front with opaque glazed panel providing access from the front, with ceiling light point, central heating radiator, electric power points, understairs storage and doors off to the Lounge, Kitchen, WC and stairs off to first floor.

### WC

Fitted with a low flush WC and wash hand basin, central heating radiator, uPVC double glazed opaque window to the front and ceiling light point.

### Lounge 13'5" x 13'0" (4.11 x 3.97)

With uPVC double glazed window to the front, central heating radiator, TV point, electric power points and ceiling light point, glazed sliding doors to the Dining Room.

### Dining Room 10'2" x 9'4" (3.12 x 2.86)

With uPVC patio doors leading to the rear garden, ceiling light point, central heating radiator, electric power points, door to the Kitchen.

### Kitchen 8'7" x 9'3" (2.62 x 2.83)

uPVC double glazed window to the rear, uPVC partially opaque glazed door to the side, fitted with a range of wall and base units with a marble effect work surface. Single stainless steel sink and drainer with mixer tap over, space for electric cooker, automatic washing machine, Worcester Bosch Boiler, space for full height fridge freezer and door to pantry.

### Landing

uPVC double glazed window to the side, ceiling light point, loft hatch, fitted cupboard and doors off to the bedrooms and shower room.

### Master Bedroom 13'9" x 11'1" (4.20 x 3.39)

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

### Bedroom 2 11'1" x 9'4" (3.39 x 2.87)

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

### Bedroom 3 10'3" x 8'0" (3.14 x 2.45)

With uPVC double glazed window to the front, electric power points, central heating radiator, ceiling light point and fitted storage over the stairs.

### Shower Room 6'4" x 5'6" (1.94 x 1.68)

Fitted with a three piece white bathroom suite comprising of WC, vanity unit with wash hand basin, walk in double shower with mains dual headed shower. With uPVC opaque double glazed window to the rear, dome ceiling light, stainless steel heated towel rail and wet walling throughout.

### External

#### To the Front

Laid to lawn with mature borders and shrubs. Block Paved driveway for 3 vehicles, leading to the detached single Garage.

#### To the Rear

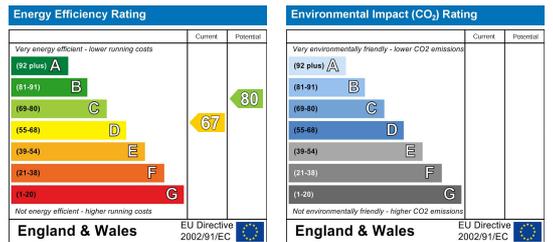
The fully enclosed rear garden has a block paved patio area with Luxaflex retractable garden awning providing shade when required. Access via the side to gate to the front of the garage and driveway. The rear garden is partially laid to lawn with mature borders, shrubs and fruit trees. A slabbed pathway leads down the length of the garden. There is access to the garage via a side door from the garden, a greenhouse towards the far back of the garden and water tap.



### Floor Plans



### Energy Efficiency Graph



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