



## 8 Conway Close

Stretton, Burton on Trent, DE13 0JR

£229,950



Extended, Semi Detached House in popular cul de sac location, benefiting from Gas central heating, uPVC double glazing & off road parking. The accommodation comprises: Hall, Lounge, Dining Room/Play Room, Fitted Kitchen Diner, Garden Room, Utility Room, Three Bedrooms, En-suite & Bathroom. Easy access to Village amenities, Schooling, A38 & A50 for the commuter. EPC C, Council Tax C. Viewing is recommended to appreciate the property.



## Hall

Accessed via a uPVC front door, stairs to first floor, doors giving access to Lounge and Dining Room/Play Room.

## Lounge 13'2" max x 10'2" max (4.03m max x 3.12m max)

With uPVC bow window to front elevation, feature fireplace with electric fire, central heating radiator, TV aerial point, coved ceiling with light point, two wall light points, power points, door leading to the Kitchen

## Dining Room/Play Room 11'0" x 7'6" (3.37m x 2.29m)

Versatile room with uPVC window to front elevation, central heating radiator, ceiling light point, power points, double glazed doors leading to the Utility Room

## Garden Room 9'6" x 8'2" (2.92m x 2.51m)

With window to rear elevation, French Doors to side leading to the rear garden, central heating radiator, down lights to ceiling, doorway to Utility Room

## Kitchen Diner 13'3" x 9'4" (4.05m x 2.85m)

Fitted with a range of units with cream gloss doors, wood block work surfaces, stainless steel inset sink with mixer tap over, built in double oven & gas hob, stainless steel & glass extraction chimney, uPVC window and French doors to rear elevation, laminate flooring, plinth lighting, power points, ceiling light points, understairs storage cupboard, door leading to Lounge, doorway to Utility Room

## Utility Room 9'10" x 7'5" (3.02m x 2.28m)

Fitted with a range of wall and base units with beech effect doors, roll edge work surfaces, plumbing point for automatic washing machine, standing space for fridge freezer, tiling to floor, double doors to Play Room, doorway to Garden Room, ceiling light point, power points

## Landing

Giving access to Bedrooms and Bathroom, hatch with ladder giving access to the loft, cupboard housing Worcester Bosch combination boiler & shelf, ceiling light point

## Bedroom One 15'5" x 7'5" (4.7m x 2.28m)

With uPVC window to front elevation, central heating radiator, power points, ceiling light point, hatch giving access to second loft space, door leading to En-Suite

## En-Suite 7'6" x 5'6" (2.3m x 1.69m)

Fitted with a white suite comprising quadrant Shower cubicle with dual head mains shower, pedestal wash hand basin, low flush Wc, chrome towel central heating radiator, uPVC window to rear elevation, inset ceiling lights, Nuair extraction fan.

## Bedroom Two 13'4" max x 9'4" (4.07m max x 2.87m)

With two uPVC windows to front elevation, built in wardrobes with sliding doors, over-stairs storage cupboard, central heating radiator, power points, ceiling light point.

## Bedroom Three 11'2" x 6'9" (3.41m x 2.08m)

With uPVC window to rear elevation, central heating radiator, power points, ceiling light point

## Bathroom 6'1" x 5'5" (1.87m x 1.66m)

Fitted with a white suite comprising panelled bath with Mira Advance electric shower over, pedestal wash hand basin, low flush Wc, tiling to walls, uPVC window to rear elevation, central heating radiator, flush light to ceiling

## Externally

### To the Front

Garden laid to lawn, tarmac driveway providing off road parking, paved path to the front door.

### To the Rear

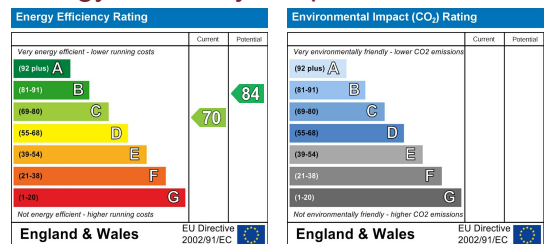
Fully enclosed with fenced boundaries, paved patio, lawn with borders, second paved & gravel area, security light, garden shed. outside water tap.



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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