



## 3 Hurst Drive

Stretton, Burton-On-Trent, DE13 0EB

£225,000



**\*OFFERED FOR SALE WITH NO UPPER CHAIN\***

SJ are pleased to offer for Sale this Semi Detached property in a popular village location within close proximities to local amenities. Benefitting from uPVC double glazing and Gas Central Heating. The accommodation comprises of: Lounge, Dining Room, Kitchen, Utility with WC, Three Double Bedrooms, and Bathroom, private enclosed garden, Detached Garage and driveway offering ample parking and landscaped front garden. **EARLY VIEWING IS RECOMMENDED TO NOT MISS OUT ON THIS SPACIOUS PROPERTY.** Contact the office today and our friendly sales team will be happy to book you an appointment!! EPC D Council Tax C



**Kitchen 7'8" x 12'7" (2.35m x 3.86m)**

Accessed at the side of the property via feature glazed uPVC door, fitted with a range of wall and base units and roll edge worktops, stainless steel sink and drainer with chrome taps, power points, space for freestanding fridge freezer, and electric cooker with stainless steel extractor hood over. Opaque double glazed uPVC window to side elevation, feature tiled walls, ceiling light point, central heating radiator with trv, and door leading to lounge.

**Lounge 11'5" x 16'11" (3.48m x 5.18m)**

Feature brick fireplace with gas fire inset, uPVC double glazed window to front elevation, power points, tv point, wall lights, ceiling light point, central heating radiator with trv, door leading to storage cupboard with light point, useful shelving and feature glazed diamond window. Door to inner hall and archway leading to dining room.

**Dining Room 7'6" x 10'2" (2.29m x 3.12m)**

Power points, ceiling light point, central heating radiator with trv, uPVC double glazed sliding patio door leading to rear garden.

**Inner Hall**

Power points, in built storage cupboards, central heating thermostatic control, ceiling light point, stairs leading to first floor, door to downstairs bedroom/second reception room, and door leading to utility/WC room.

**Utility/WC 4'8" x 8'0" (1.44m x 2.46m)**

Fitted with low level flush wc, and wash hand basin with chrome taps, plumbing for washing machine, power points, central heating radiator with trv, feature tiled walls, ceiling light point, opaque double glazed uPVC window to side elevation, feature glazed uPVC door leading to side elevation.

**Bedroom One 10'1" x 11'9" (3.09m x 3.59m)**

Power points, central heating radiator with trv, tv aerial point, ceiling light point, and uPVC double glazed window to rear elevation.

**Landing**

Door leading to large eaves storage with light point, power points, ceiling light point, and doors leading to two further bedrooms and bathroom.

**Bathroom 4'11" x 9'11" (1.51m x 3.04m)**

Fitted with low level flush wc, hand basin inset in storage cabinet with chrome taps, panelled bath with chrome taps and electric Mira shower over, chrome central heating towel radiator, tiled walls, cupboard housing Baxi combination boiler, hatch giving access to loft space, ceiling light point, and opaque uPVC double glazed window to side elevation.

**Bedroom Two 9'4" x 14'0" (2.87m x 4.27m)**

Power points, tv cable point, central heating radiator with trv, ceiling light point and uPVC double glazed window to front elevation.

**Bedroom Three 9'6" x 15'7" (2.90m x 4.76m)**

Power points, central heating radiator with trv, ceiling light point, uPVC double glazed window to rear elevation.

**Outside**

**To the front**

Planted borders, gravelled area with feature Astro turf lawn giving a pop of greenery. Leading down the side of the property to the detached garage is a decorative concrete driveway providing ample off street parking with corrugated car port overhead providing additional shelter.

**To the rear**

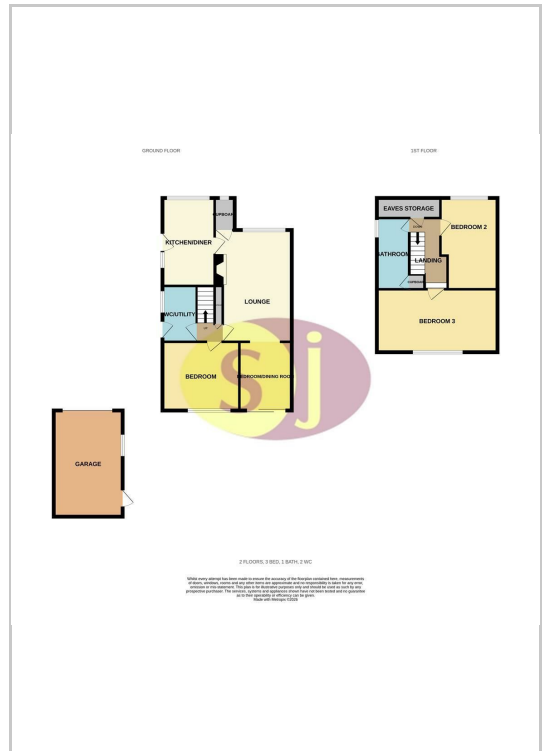
Fully enclosed rear garden with planted borders, laid to lawn and patio areas. The detached garage can be accessed via side door or via the gate leading to the driveway.

**Garage 10'5" x 16'3" (3.2m x 4.97m)**

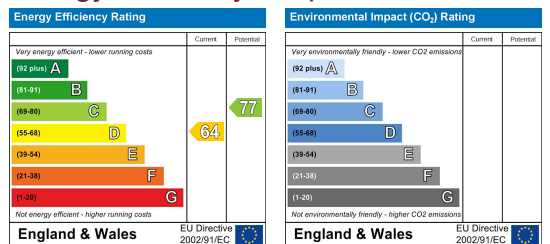
With up & over door, power and lighting, window to the side elevation and door leading to the rear garden.



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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