



# HOPKINS & DAINTY

ESTATE AGENTS



## Mewis Close, Stretton, DE14 2FN

**£204,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern three storey, THREE DOUBLE BEDROOM end town house with NO UPWARD CHAIN. Set on the up and coming Canalside development, with a pleasant outlook over the communal green space and pay area. The accommodation comprises: Entrance hall, lounge, inner hall with a guest WC and the rear dining kitchen with a range of INTEGRATED APPLIANCES. On the first floor, there are two double bedrooms and the family bathroom. On the top floor, is the master bedroom with an EN-SUITE SHOWER ROOM. The property has gas central heating, double glazing and driveway parking for two cars. To the rear, there is a pleasant lawn and patio garden. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

## SUMMARY

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### Entrance Hall

Accessed via a double glazed front entrance door, with tiled flooring, a radiator and door to:

### Lounge 14'7" x 11'9" (includes cupboard) (4.46 x 3.60 (includes cupboard))



With a radiator, double glazed front window, under stairs storage cupboard and a door to:

### Inner Hall

Stairs rising to the first floor and doors leading off.

### Kitchen/Diner 11'9" x 8'9" > 7'9" (3.60 x 2.69 > 2.37)



Fitted range of base and wall units with an inset one and a quarter sink and drainer, with a mixer tap. There is a built

in electric oven, gas hob and hood, along with an integrated dishwasher. Space/plumbing for a washing machine and fridge/freezer. Boiler cupboard housing the wall mounted gas boiler. Radiator, tiled flooring, double glazed French doors and a window opening onto the rear garden.

### Guest WC



Comprising WC and pedestal wash hand basin, with a radiator, tiled flooring and an extractor vent.

### First Floor Landing

With a radiator, stairs rising to the top floor and doors leading off.

### Bedroom 2 11'10" x 10'4" > 8'8" (3.62 x 3.17 > 2.66)



Front double bedroom with useful storage/shelving, two double glazed windows and a radiator.

### Bedroom 3 11'10" x 8'10" > 7'8" (3.63 x 2.70 > 2.36)



Rear double bedroom with a radiator and double glazed window.

### Family Bathroom 7'10" x 5'6" (2.41 x 1.69)



Three piece bathroom suite comprising bath, wash hand basin and WC. Tiled splash backs and flooring, a radiator, extractor vent and a double glazed side window.

### Second Floor Landing

Top floor landing with a built in storage cupboard and door to:

### Master Bedroom 13'0" x 8'5" (+dormer) (3.97 x 2.58 (+dormer))



Double bedroom with a radiator, double glazed front dormer window and a door to:

### En-Suite Shower Room 10'11" x 4'11" (including plinth) (3.34 x 1.51 (including plinth))



With a shower enclosure, wash hand basin and WC. Tiled splash backs and flooring, radiator and an extractor vent. Part sloping ceiling with a double glazed Velux window. Over stairs plinth.

### Front/Driveway

To the front of the property there are two parking spaces, access to the entrance door and a gated side entry to the rear garden.

### Rear Garden



Enclosed rear lawn and patio garden with fencing to the boundary.

### Service Charge

We understand that this property is subject to an annual service charge in the region of £130.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

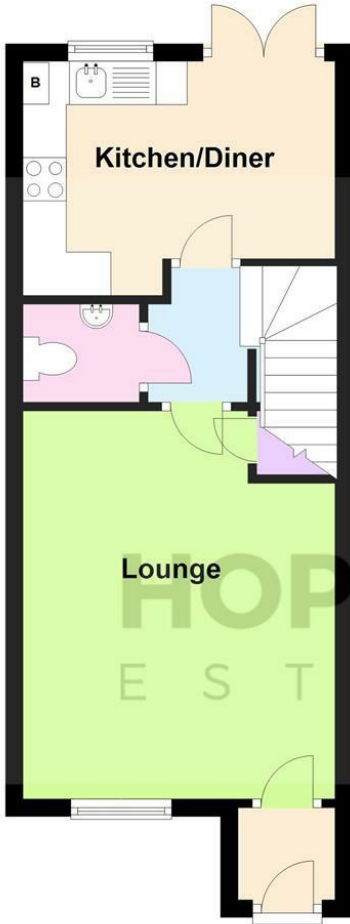
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

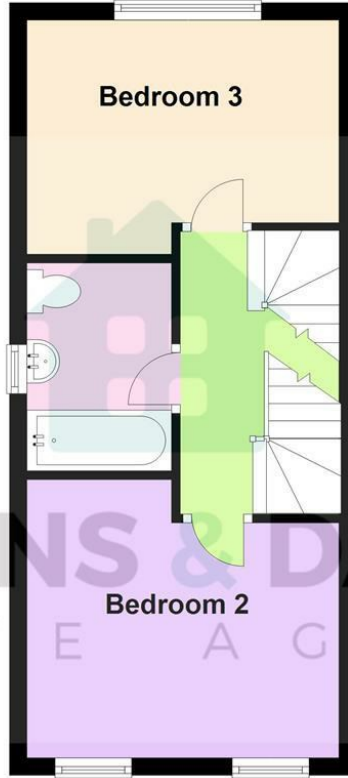
## Ground Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



## Second Floor

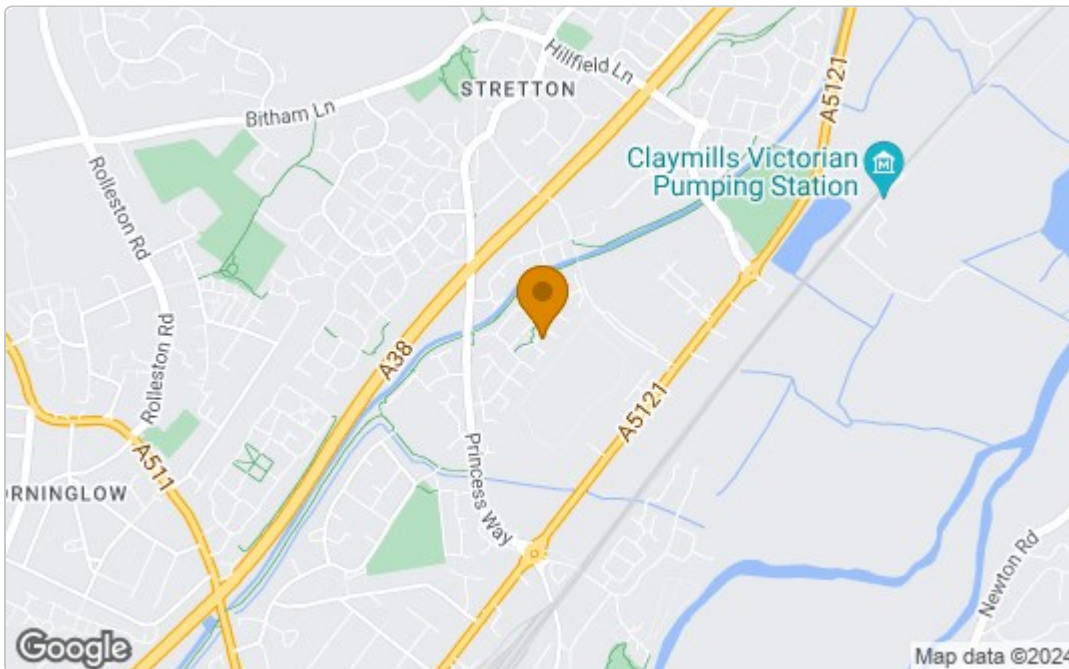
Approx. 23.0 sq. metres (247.7 sq. feet)



Total area: approx. 85.6 sq. metres (920.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.