



SISTER DORA AVENUE, BURNTWOOD

SISTER DORA AVENUE, BURNTWOOD, STAFFORDSHIRE, WS7 9QD

FOR SALE
£325,000



Ground Floor

Entrance Hall

Enter via a composite/partly double glazed front door and having a central heating radiator, ceiling spotlights, tiled flooring, a carpeted stairway leading to the first floor, decorative panelling to part of the walls, solid wood cottage style doors opening to the kitchen and downstairs WC and a solid wood/glazed cottage style door opening to the lounge.

Lounge

13' 9" x 13' 11" (4.190m x 4.248m)

Having a uPVC/double glazed window to the rear aspect, uPVC/double glazed French doors also to the rear aspect opening to the conservatory, ceiling spotlights, two central heating radiators, solid wood flooring, a storage cupboard and a feature media wall which has a wall mounted, electric, living flame fire and a television aerial point.

Conservatory

16' 0" x 15' 5" (4.885m x 4.692m)

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point, a log burner, a central heating radiator, tiled flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

Kitchen

9' 6" x 6' 11" (2.903m x 2.120m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and matching upstands and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a built-under electric oven with an induction hob, an integrated extraction unit over and a glass splashback behind, a porcelain, Belfast style sink with a mixer tap fitted, an integrated washing machine, an integrated, upright fridge/freezer, a microwave integrated in a wall cabinet and tiled flooring.

Downstairs WC

Having an obscured uPVC/double glazed window to the front aspect, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a ceiling light point, decorative dado railing and laminate flooring.



First Floor

Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, access to the loft space via a loft ladder, carpeted flooring, an airing cupboard and doors opening to the three bedrooms and the family a bathroom.

Bedroom One

8' 10" x 11' 5" (2.698m x 3.492m)

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, carpeted flooring, a built-in wardrobe with double doors, a television aerial point and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating towel rail, a WC, a wash hand basin, vinyl flooring, a shaver point, an extraction unit and a glass shower cubicle with an electric shower installed.

Bedroom Two

13' 6" x 8' 5" (4.122m x 2.576m)

Having two uPVC/double glazed windows one to the front aspect and one to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Three

8' 9" x 7' 3" (2.670m x 2.219m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, fully tiled walls, tiled flooring, an extraction unit and an L-shaped bath with a side-mounted mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having a tarmac driveway suitable for parking multiple vehicles, a storm porch over the front entrance, a low-level hedge, courtesy lighting, a cold-water tap, a carport leading to and giving access to the garage and access to the rear of the property via a wooden side gate.

Garage

16' 6" x 8' 1" (5.032m x 2.467m)

A detached garage, which has power, lighting, an up and over door to the front aspect and a uPVC/double glazed door to the side aspect allowing access to the rear garden.

Rear

A large garden which has a raised, decked area, a lawn, decorative gravel pathways, planted borders, courtesy lighting and access to the front of the property via a wooden side gate.



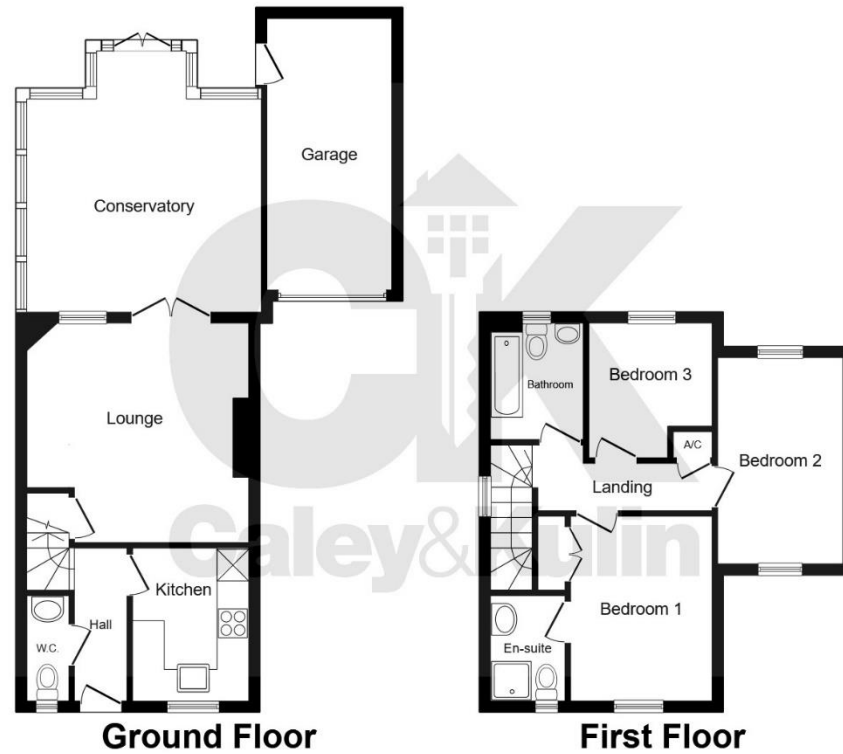








* An immaculately presented family home located on a very desirable residential estate *



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Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Version: CK1800/01



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