



Derby Road, Stretton, Burton-on-Trent



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£260,000

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## Key Features

- No Upward Chain
- Spacious Plot
- Ideal For Travel Networks
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- EPC rating D
- Freehold





\*\*\* No Upward Chain \*\*\*

Newton Fallowell are delighted to present to the market this spacious semi detached home set on a large plot being sold with no upward chain. This property is situated ideally for popular travel networks as well as commuting into town centre. The property comprises of in brief:- entrance hall, reception room, rear reception room, kitchen, inner lobby as well as a bathroom. First floor provides three well proportioned bedrooms and a family bathroom. Outside to the front is beautifully landscaped garden, large driveway leading to a garage. To the rear is a privately enclosed rear garden.

### Accommodation In Detail

#### Entrance Hall 5.40m x 1.80m (17'8" x 5'11")

having staircase rising to first floor, one central heating radiator and understairs storage cupboard.

#### Reception Room 3.60m x 4.30m (11'10" x 14'1")

having Upvc double glazed bay window to front elevation and fitted electric fire.

#### Rear Reception Room 3.20m x 7.00m (10'6" x 23'0")

having Upvc double glazed sliding doors leading out to rear patio area, one central heating radiator and feature fireplace with fitted electric fire.

#### Kitchen 3.10m x 4.00m (10'2" x 13'1")

having Upvc double glazed windows to side and rear elevations, array of base and wall mounted units, stainless steel sink and draining unit, one central heating radiator, four ring gas hob with extractor fan over, integrated fridge/freezer and electric fan oven.

#### Inner Lobby 0.80m x 2.30m (2'7" x 7'6")

having double glazed door leading out to side elevation.

### Bathroom

comprising low level wc, corner shower cubicle, one central heating radiator, space for tumble dryer, obscure Upvc double glazed window to rear elevation.

### On The First Floor

#### Landing 1.80m x 2.50m (5'11" x 8'2")

having obscure Upvc double glazed window to side elevation.

#### Bedroom One 3.10m x 4.50m (10'2" x 14'10")

having Upvc double glazed bay window to front elevation, one central heating radiator and an array of built-in wardrobes.

#### Bedroom Two 3.10m x 4.00m (10'2" x 13'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Bedroom Three 2.00m x 3.00m (6'7" x 9'10")

having Upvc double glazed window to rear elevation and one central heating radiator.

### Bathroom

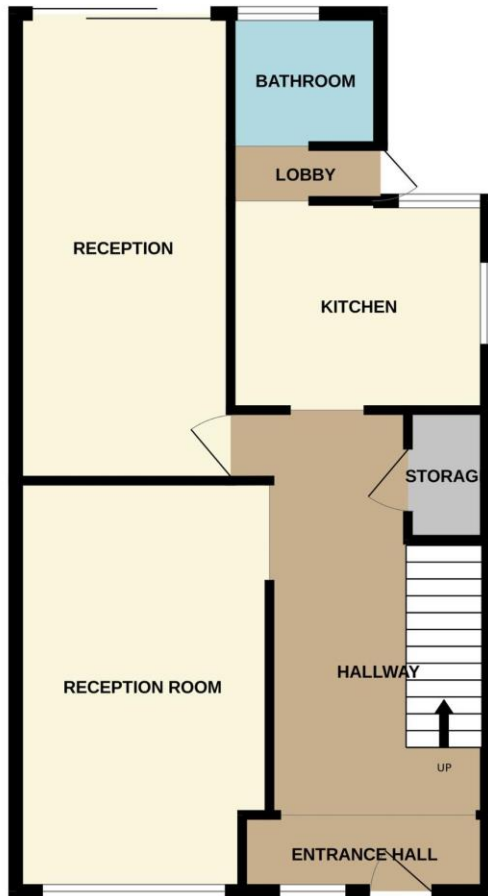
having obscure Upvc double glazed window to front elevation, one central heating radiator, panelled bath, low level wc and hand wash basin.

### Outside

To the front of the property a driveway provides ample off road parking and leads to the garage. There is a beautiful landscaped fore garden featuring large lawn, flowerbeds, shrubs, plants and trees. To the rear is a private enclosed landscaped garden with lawned area, shrubs, plants and trees.



GROUND FLOOR



1ST FLOOR



### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Kilton, Derby

