



Kingsmead, Stretton, Burton-on-Trent



4



2



3

Guide price £385,000



Key Features

- An Immaculate Family Home
- Appealing & Very Convenient cul-de-sac Location
- Refitted Bathrooms & Kitchen
- Generous Accommodation
- Double Garage & Conservatory
- Landscaped Gardens
- EPC rating D
- Freehold





An immaculate and very well presented detached family home in this very well regarded residential location, Occupying an appealing cul de sac location, close to shops and the facilities within Stretton, the property offers generous and very attractive accommodation with the benefit of a large conservatory and detached double garage. In brief the accommodation comprises: - reception hall, study, cloak room, lounge, dining room, well appointed and re-fitted breakfast kitchen, utility room. On the first floor there is the landing leading to the master bedroom with en-suite, three further bedrooms (all having fitted wardrobes) and good sized family bathroom. Externally there is ample car standing, double garage and an enclosed landscaped rear garden.

Lounge 4.72m x 3.52m (15.5ft x 11.5ft)

having bay window to front elevation, two central heating radiators, coving to ceiling, two wall light points and feature wood burning effect, fire.

Dining Room 3.74m x 3.61m (12.3ft x 11.8ft)

having tiled floor, one central heating radiator, half glazed double doors opening into the lounge, two windows to side elevation and double doors opening into the conservatory.

Kitchen 4.29m x 2.97m (14.1ft x 9.7ft)

having been re-fitted with a contemporary range of units, stainless steel sink and draining unit with mixer tap set into a marble worktop, tiled surrounds, integrated dishwasher, fridge and appliance space for range style cooker (to be included), integrated lighting to kick boards and under cupboard lighting.

Utility Room 2.32m x 1.59m (7.6ft x 5.2ft)

having marble effect roll edged work top with base cupboards and drawers, appliance space for washing machine, tiled surrounds, tiled floor and part glazed door to side elevation.

Conservatory 2.81m x 3.63m (9.2ft x 11.9ft)

having tiled floor, two central heating radiators, integrated pelmet lighting and double doors leading to rear garden.

Accommodation In Detail

Entrance door leading to

Entrance Hall

having one central heating radiator and staircase rising to first floor.

Guest Cloak Room

having been re-fitted with wc with concealed cistern and wash basin with cupboard under, one central heating radiator, window to side elevation and wood effect flooring.

Study 2.54m x 2.34m (8.3ft x 7.7ft)

having window to front elevation, one central heating radiator and coving to ceiling.

On The First Floor

Landing

having airing cupboard housing central heating (combination)boiler.

Master Bedroom 3.58m x 3.66m (11.7ft x 12ft)

having one central heating radiator, window to front elevation, two built-in double wardrobes and one single.

En-Suite

having been re-fitted with walk-in shower cubicle, wc and wash basin, tiling to walls and floor and window to side elevation.







Bedroom Two 3.63m x 3.55m (11.9ft x 11.6ft)

having one central heating radiator, window to front elevation and built-in double wardrobe.

Bedroom Three 2.94m x 2.64m (9.6ft x 8.7ft)

having built-in double and single wardrobes, window to rear elevation and one central heating radiator.

Bedroom Four 2.81m x 2.06m (9.2ft x 6.8ft)

having one central heating radiator, two built-in double wardrobes and window to rear elevation.

Bathroom 3.1m x 1.78m (10.2ft x 5.8ft)

having been re-fitted with bath with electric shower over together with glazed side screen, wc and wash basin set into modern unit with cupboard, tiling to walls and floor, ladder style radiator and window to rear elevation.

Outside

To the front of the property is a low maintenance landscaped fore garden together with a large double width driveway and turning space with double gates opening onto a further driveway giving access to the detached double garage. To the rear are landscaped enclosed gardens together with patio area.

Garage 5.3m x 5m (17.4ft x 16.4ft)

having twin up and over doors, personal door to rear and window to side elevation.



Services

All mains are believed to be connected.

Measurement

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

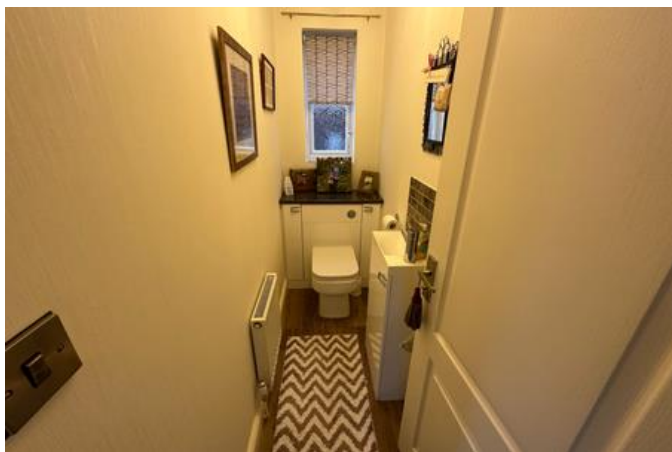
Tenure

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.

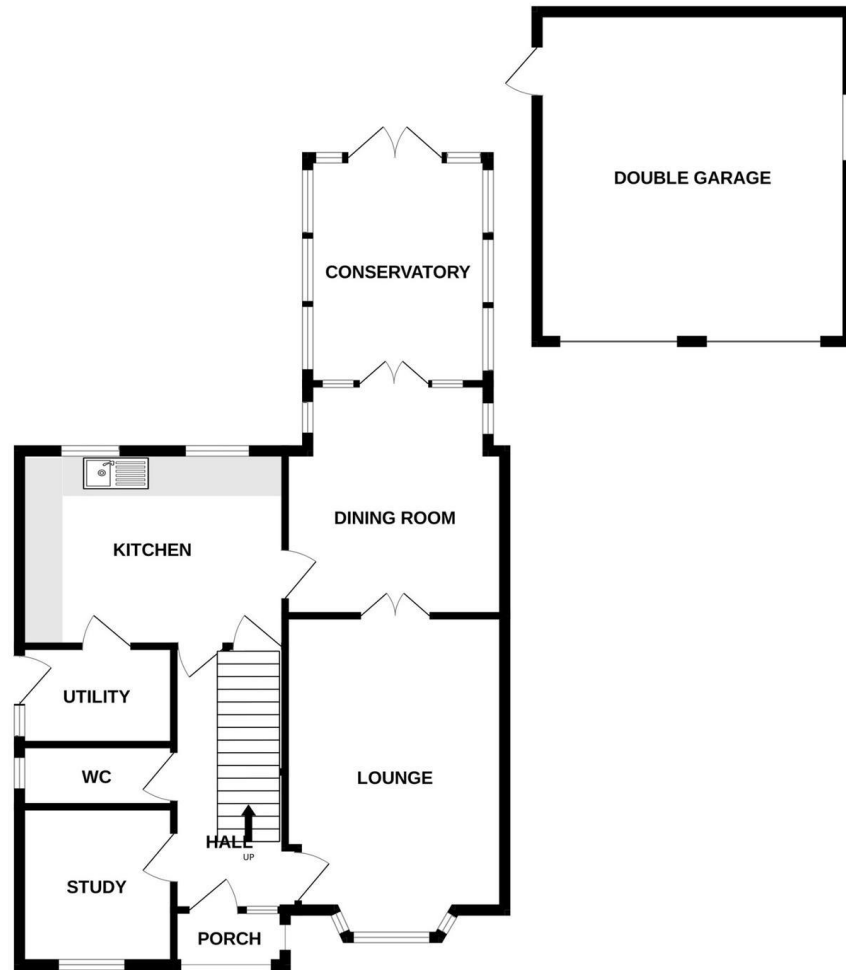
Note

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.

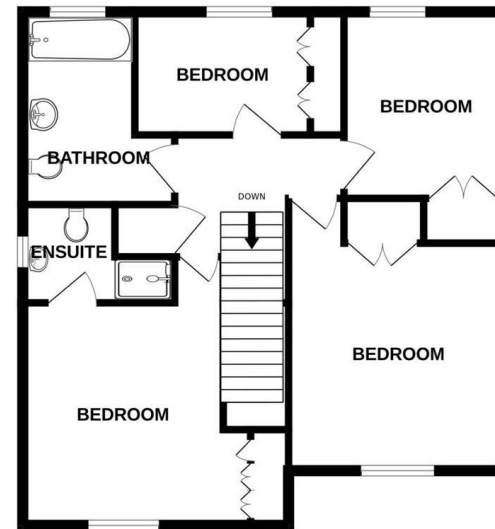




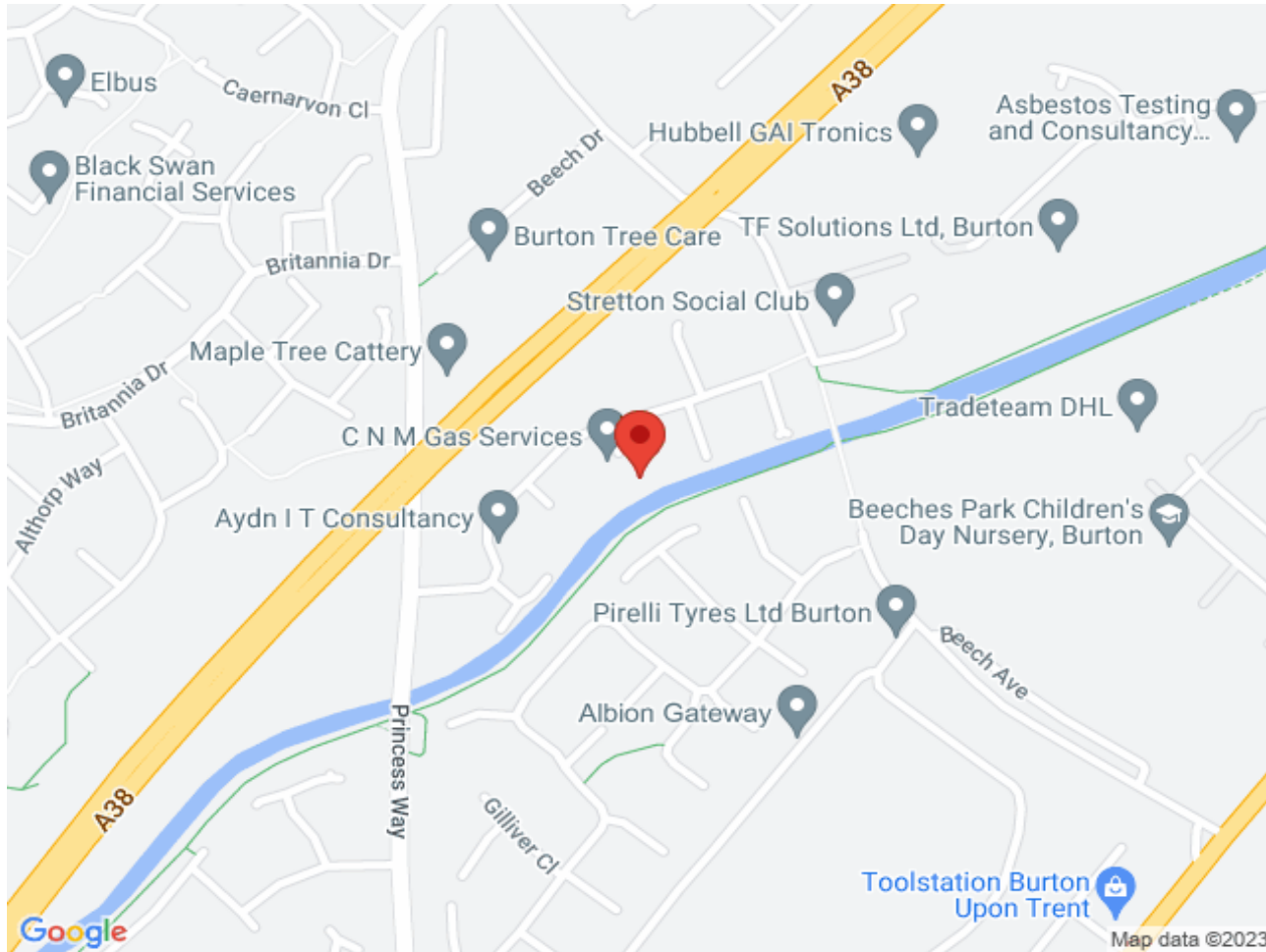
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
52 St. James St