



Priorylands, Stretton, Burton-on-Trent



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Guide price £215,000



Key Features

- Semi Detached Dormer Bungalow
- Three Bedrooms
- Plenty Of Off Road Parking & Garage
- New Boiler
- Upvc Double Glazing
- Popular Location
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer this well proportioned three bedroomed semi detached dormer bungalow in the desirable area of Stretton and benefiting from plenty of off road parking and a good sized plot. In brief the accommodation comprises: - entrance hall, lounge/diner, breakfast kitchen, two ground floor bedrooms, wc and on the first floor is the master bedroom, plenty of storage and family bathroom. TO the front is a driveway providing ample off road parking and leading to a garage and to the rear is a good sized enclosed garden.

Accommodation In Detail

Frosted Upvc double glazed door leading into:

Kitchen 3.97m x 2.52m (13'0" x 8'4")

having a range of base and wall mounted units with roll top granite effect working surfaces, stainless steel sink and drainer with chrome mixer tap, electric single oven, four ring gas hob with extractor over, tiled splashback, consumer unit for electrics, one central heating radiator, frosted Upvc double glazed window to side elevation, Upvc leaded and beaded double glazed window to front elevation.

Lounge 5.25m x 3.83m (17'2" x 12'7")

having BT, tv aerial and Virgin media points, one central heating radiator and Upvc leaded and beaded double glazed window to front elevation.

Inner Hallway

having staircase rising to first floor, smoke alarm, good sized porch with hangers, one central heating radiator and frosted Upvc double glazed window to front elevation.

Ground Floor Bedroom One 3.20m x 3.71m (10'6" x 12'2")

having built-in storage cupboard, one central heating radiator and two Upvc double glazed windows to rear elevation.

Ground Floor Bedroom Three 3.20m x 2.43m (10'6" x 8'0")

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



Guest Cloak Room 1.31m x 1.79m (4'4" x 5'11")

having low level wc, pedestal wash basin with chrome fittings, plumbing and electric for washing machine, frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having smoke alarm, carbon monoxide detector, built-in eaves storage and houses the gas fired combination boiler.

Master Bedroom 4.23m x 3.39m (13'11" x 11'1")

having Virgin media point, built-in triple wardrobes with sliding doors, one central heating radiator and Upvc leaded and beaded double glazed window to front elevation.

Family Bathroom 3.32m x 1.78m (10'11" x 5'10")

having low level wc, pedestal wash basin with chrome taps, bidet with chrome mixer tap, bath with chrome taps and electric shower over, tiling around bath area and behind toilet, bidet and hand basin, built-in storage, access to loft space and access into the crawl space above.

Outside

There is an easily maintained fore garden which enclosed by concrete and gravel board fence together with gate. To the side is a block paved driveway leading to the larger than average single garage. with up and over door. To the rear is a garden mainly laid to lawn with planter beds, mature hedges, bushes and small patio area.

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.

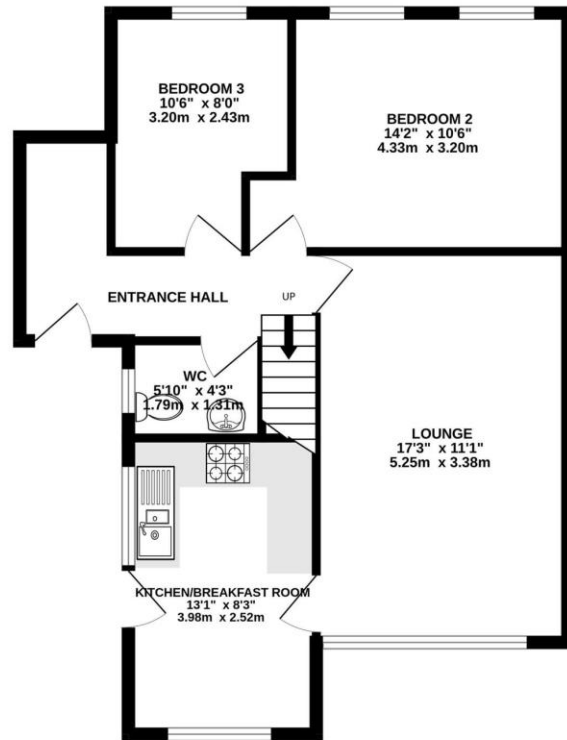
Tenure

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.

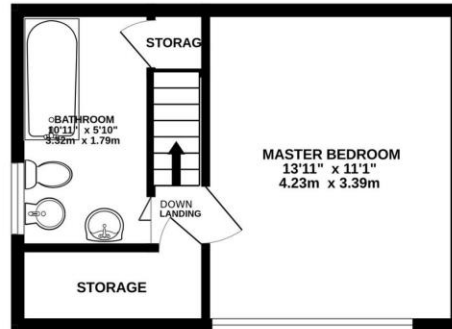
Note

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.

GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.

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.
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