



Jordan Avenue, Stretton,
Burton-on-Trent



£250,000



Key Features

- Highly Individual Home
- Attractive Location On A Good Sized Plot
- Outstanding Accommodation
- Well Appointed Throughout
- Extensive Open Plan Living
- Ample Parking & Attractive Gardens
- EPC rating D
- Freehold





A highly individual property in this well regarded residential address close to the comprehensive range of facilities and amenities offered within the village. The property has undergone a significant modernisation and remodelling process to provide impressive open plan living accommodation complemented by a generous and attractive plot. The highly individual nature of the accommodation is worthy of serious consideration and in brief comprises an extensive open plan ground floor living area with kitchen area, lounge area, living area and conservatory, on the first floor is an open plan bedroom with bathroom facilities. Outside there is ample car standing space to the front together with a large garage and to the rear is a generous garden with an impressive pond and pergola.

Accommodation In Detail

Glazed entrance door opening into:

Reception Area

opening into:

Lounge Area 4.43m x 3.16m (14'6" x 10'5")

having window to front elevation, solid fuel burning stove set into a facing brick fireplace with slate hearth and hardwearing Forbo flooring.

Living Area 6.19m x 4.55m (20'4" x 14'11")

having hardwearing Forbo flooring, one central heating radiator, exposed beams and timbers to a vaulted ceiling opening to the bedroom area and sliding glazed doors and window into the conservatory.

Conservatory 4.64m x 2.34m (15'2" x 7'8")

having tiled floor and glazed double doors opening out to the side.

Kitchen Area 5.44m x 2.42m (17'10" x 7'11")

having two doors and window to side elevation, tiled floor, recessed ceiling lights, full width window to front elevation, enamel twin bowl sink with mixer tap set into a beech wood base unit with cupboards under, furnished with beech wood units with drawers and storage space under and wall mounted natural wood fronted wall units (negotiable).

On The First Floor

A oak wood staircase gives access to:

Impressive Open Plan Bedroom Area 6.48m x 6.14m (21'4" x 20'1")

having An highly impressive room with a large area devoted to the bedroom area with window to front elevation, skylight to rear and exposed timbers overlooking the living area. There is a central facing brick chimney breast behind which lies:

Bathroom Area

having free-standing roll top bath set on a tiled floor, free-standing wash basin with skylight over and recessed ceiling lights, wc, double width walk-in shower cubicle with tiled surrounds and glazed side screen, window to side elevation, ladder style chrome radiator and wall mounted boiler for hot water and central heating

Outside

The property is approached via a five barred gate and pedestrian gate opening to a block paved car standing/turning area which gives access to a large detached garage. There is a Belfast sink set into a wood work top and a large shed. The rear garden is laid predominantly to grass with an ornate pergola covering a raised pond with a glass viewing screen, adjacent to this is a raised seating area with artificial lawn.



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.

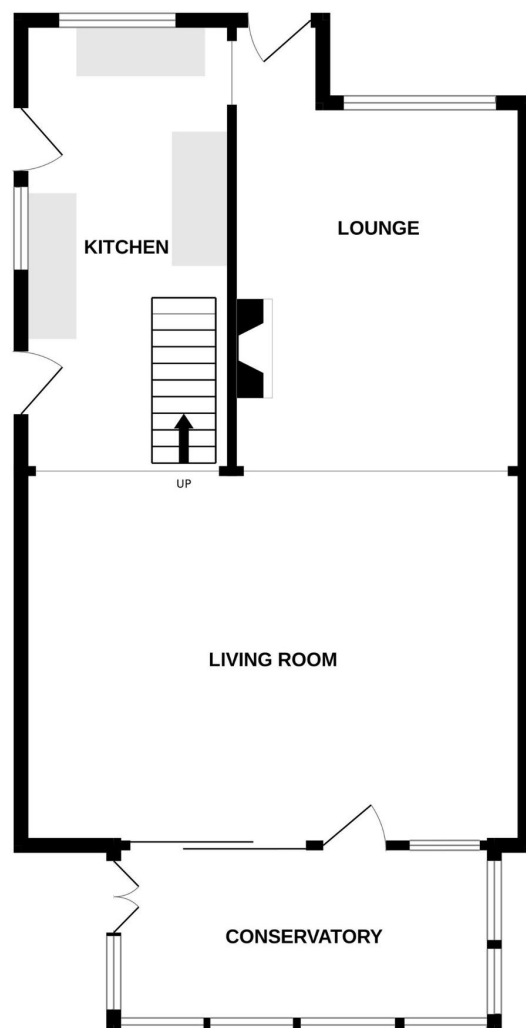
Note

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.

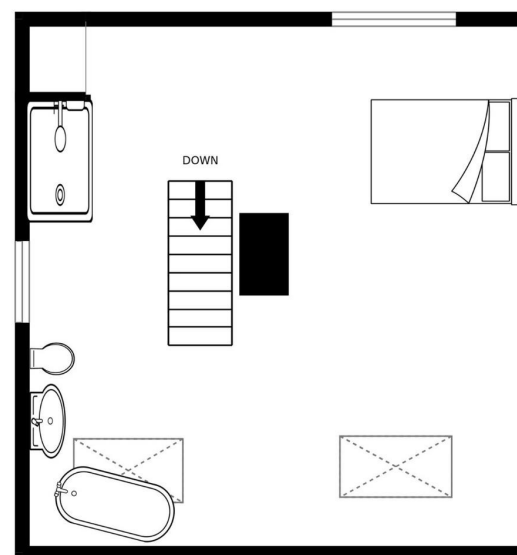




GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.

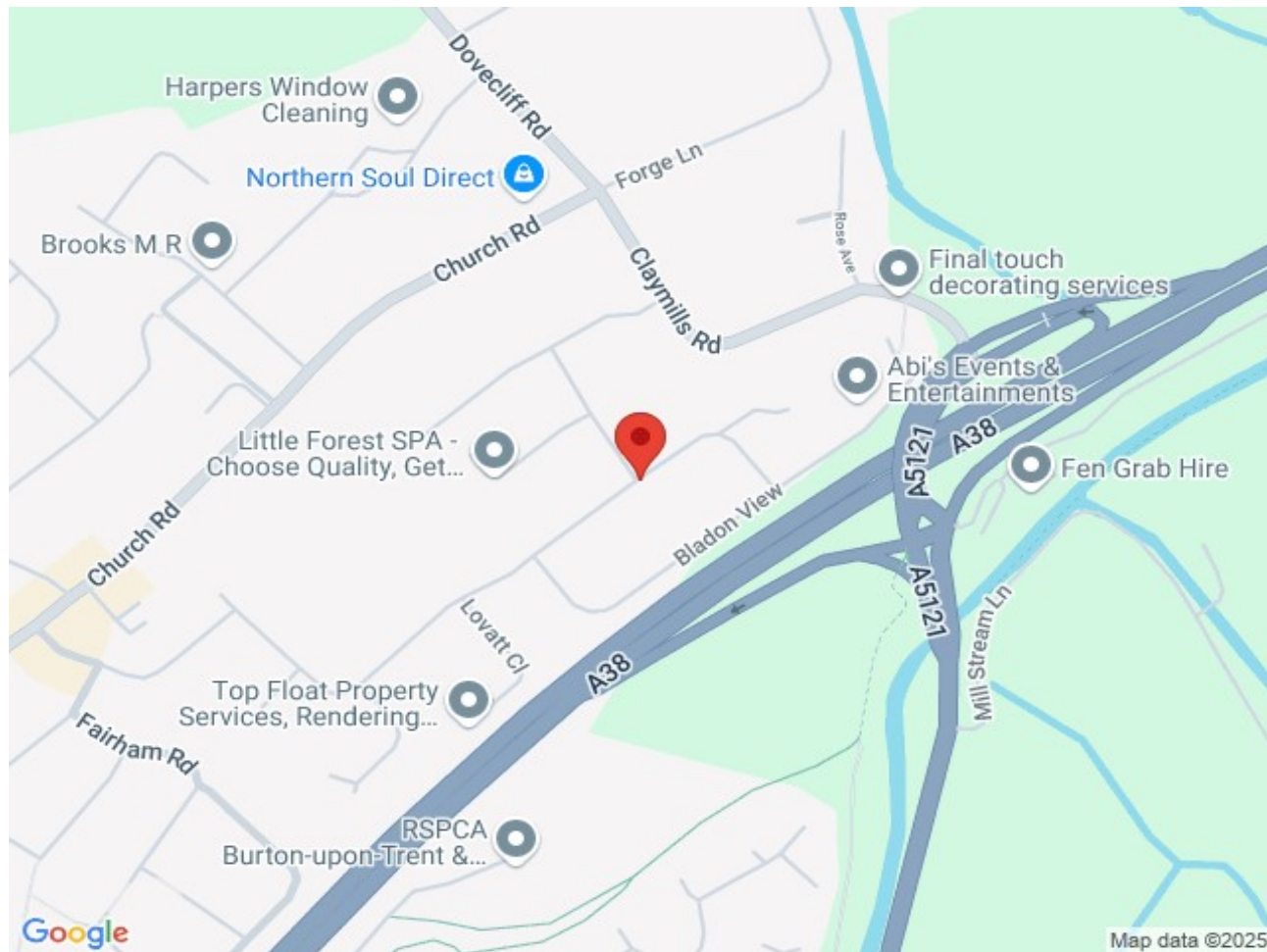


1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

