

Beech Lane, Stretton, Burton-on-Trent

 2  1  2



£215,000



## Key Features

- Immaculate Terraced Cottage
- Extensive Gardens
- Off Road Parking For Approx Four Vehicles
- Beautifully Re-Fitted Kitchen
- Bathroom With Contemporary Suite
- Separate Study & Utility Room
- EPC rating C
- Freehold





Newton Fallowell are delighted to be able to offer for sale this beautifully presented terraced cottage residence located in a popular and convenient location. Offered for sale in excellent condition throughout the home features in brief front sitting room with exposed brick chimney breast, inner lobby with oak and glass staircase, breakfast kitchen with high quality units and integrated appliances, study, guest cloaks/utility room and useful rear lean-to. On the first floor a landing leads to two good sized bedrooms and sumptuously appointed bathroom. Outside to the rear of the home parking is provided and accessed off Princess Way, the garden is extremely long and features patio, lawned areas and a covered seating area.

#### Accommodation In Detail

Composite entrance door with obscure double glazed lights over leading to:

#### Front Sitting Room 3.58m x 3.64m (11'8" x 11'11")

having quality grey timber effect flooring, one central heating radiator, Upvc double glazed window to front elevation, dressed brick fireplace with timber mantle over, low intensity spotlights to ceiling and half glazed doorway leading to:

#### Inner Lobby

having refurbished staircase rising to first floor, low intensity spotlights to ceiling and half glazed door leading to:

#### Recently Re-Fitted Breakfast Kitchen 3.55m x 3.57m (11'7" x 11'8")

having a lovely array of newly fitted base and wall mounted units with low profile composite white and grey marble effect laminate working surfaces, inset sink with swan neck mixer tap over, four ring Lamona gas hob with stainless steel and glass extractor over, fitted breakfast bar, contemporary central heating radiator, low intensity spotlights to ceiling, quality fitted grey timber effect flooring, integrated Lamona double oven/microwave, integrated fridge/freezer and bi-fold doors giving access to beautiful understairs store.

#### Rear Study 2.31m x 1.76m (7'7" x 5'10")

having high quality flooring, vertical contemporary central heating radiator, low intensity spotlights to ceiling, Upvc double glazed window to side elevation, composite door to side and sliding door leading to:

#### Utility/Guest Cloak Room 1.77m x 1.15m (5'10" x 3'10")

having built-in storage cupboard, plumbing for washing machine, low level twin flush wc with concealed cistern. vanity wash basin, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, quality timber effect flooring, vertical chrome central heating radiator and fitted Worcester condensing combi gas fire central heating boiler.

#### Rear Lean-To 3.65m x 1.47m (12'0" x 4'10")

having ceramic tiling to floor, one central heating radiator, tripolycarbonate panelled roof and Upvc double glazed French door opening out to the rear garden.

#### On The First Floor

##### Landing

having natural oak balustrade with glass panelling, access to loft space and one central heating radiator.

#### Master Bedroom 3.65m x 3.6m (12'0" x 11'10")

having Upvc double glazed sash style window to front elevation and one central heating radiator.

#### Bedroom Two 2.75m x 2.7m (9'0" x 8'11")

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

#### Sumptuously Appointed Bathroom

having four piece suite comprising vanity wash basin with cupboards under, low level wc with concealed cistern, free-standing bath with side fill mixer taps and shower attachment, wet room area with Drenche shower and concealed plumbing, low intensity spotlights to ceiling, fitted extractor vent, nickel vertical central heating radiator, ceramic tiling to floor and free-standing unit.





### Outside

To the front the property is set back from the road behind a walling and a hard landscaped fore garden leads to the front. To the rear is a large Sandstone patio area which is well screened by timber fencing and hedgerows and features mains pillar lighting, timber covered seating area and a lawned garden. At the far extent of the garden is a concrete driveway providing parking for up to four vehicles.

### 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

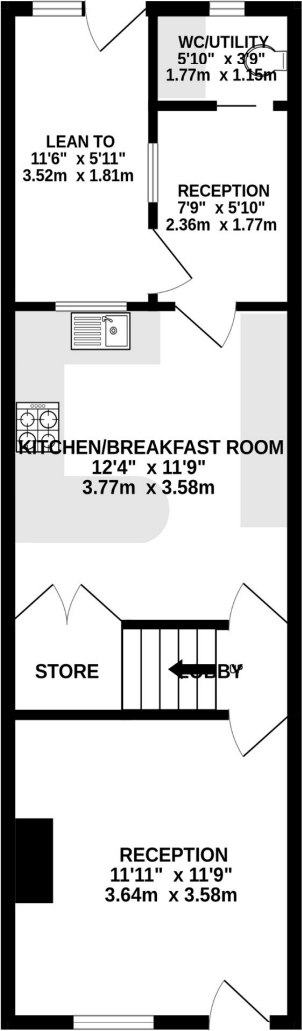
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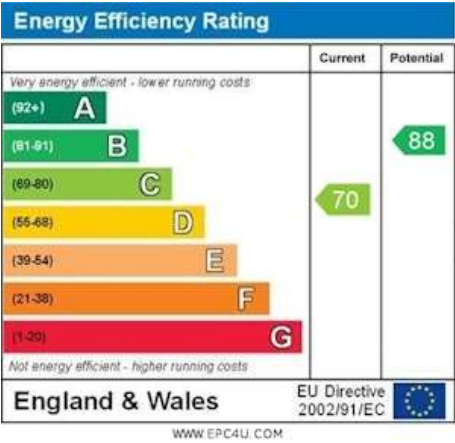
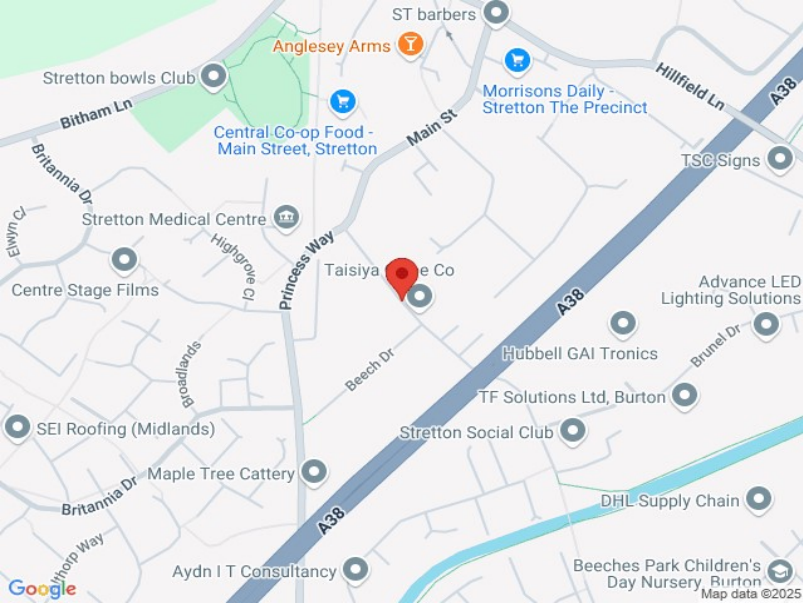
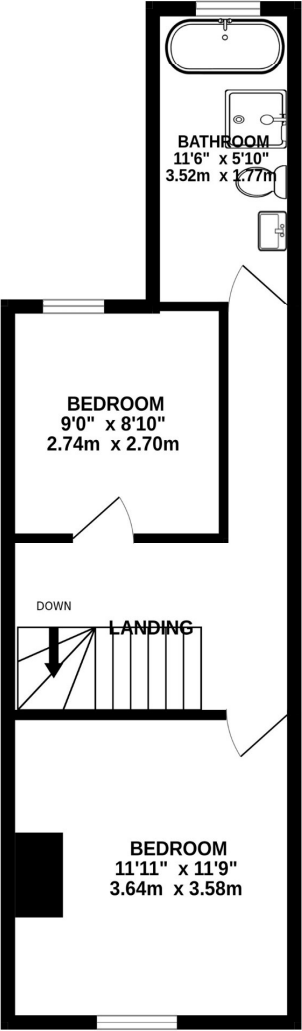




GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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