NEWTON FALLOWELL

Church Road, Stretton, Burton-on-Trent

3 1 2

£325,000

3 1 2

Key Features

- Period Detached Home
- Large Ground Floor Extension
- Three Well Proportioned Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Offering Great Potential
- EPC rating E
- Freehold

Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed traditional detached home which occupies a popular and convenient position close to amenities and facilities. The accommodation in brief comprises: - open canopied entrance, entrance hall with guest cloaks off, large extended rear sitting room, bay windowed front sitting room, extended fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms and family bathroom. Outside a sweeping driveway provides ample parking and leads to an attached garage and to the rear is a splendid substantial garden which is mainly laid to lawn with patio areas.

Accommodation In Detail

Open Canopied Entrance
having brick arched detail and half obscure Upvc double glazed entrance door leading to:

Entrance Hall
having obscure glazed light to front, staircase rising to first floor, useful understairs store, one central heating radiator, ceramic tiling to floor and fitted smoke alarm.

Guest Cloak Room
having low level wc, corner wash basin, ceramic tiling to floor and obscure Upvc double glazed window to side elevation.

Large Extended Rear Sitting Room
having Upvc double glazed window to rear elevation, coving to ceiling, two centre ceiling roses, one central heating radiator, Upvc double glazed sliding patio doors opening to the rear patio and double doors opening through into:

Front Sitting Room
having Upvc double glazed walk-in bay window to front elevation, coving to ceiling, two central heating radiator and centre ceiling rose.

Kitchen
having a good range of white fronted base and eye level units with complementary maple working surfaces, four ring gas hob with extractor over, integrated electric oven, one central heating radiator, window to side elevation, Upvc double glazed door to rear elevation, ceramic tiling to floor and plumbing for washing machine.

On The First Floor

Landing
having obscure Upvc double glazed window to side elevation and fitted smoke alarm.

Bedroom One 3.2m x 3.36m (10'6" x 11'0")
having Upvc double glazed window to rear elevation and one double central heating radiator.

Bedroom Two 3.36m x 3.67m (11'0" x 12'0")
having Upvc double glazed window to front elevation and one central heating radiator.

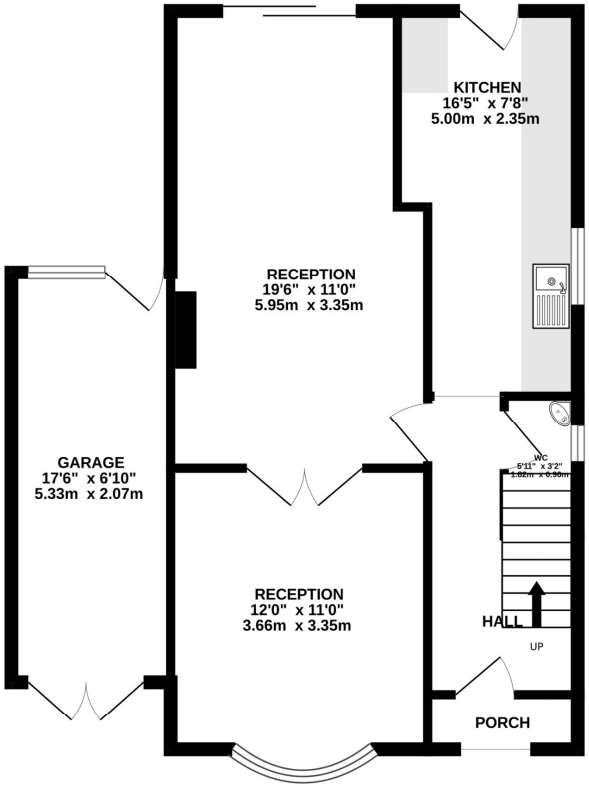
Bedroom Three 1.93m x 1.8m (6'4" x 5'11")
having Upvc double glazed window to front elevation and one central heating radiator.

Family Bathroom
having three piece white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, half tiling complement to two walls and full tiling to bath area, obscure Upvc double glazed window to rear elevation, access to loft space and one double central heating radiator.

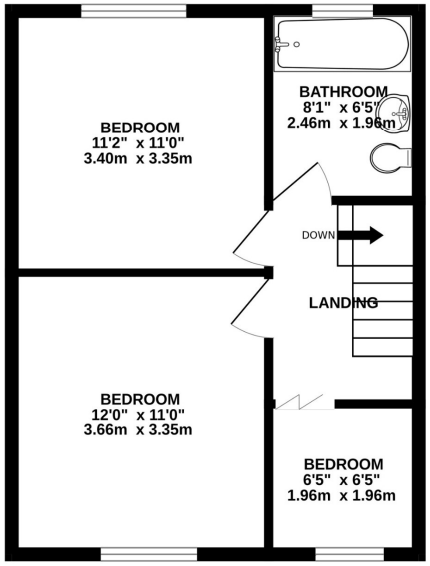
Outside
To the front of the property is a sweeping driveway providing extensive parking and leading to an attached garage. To the rear is a good sized block paved patio area which in turn leads to an enclosed garden which features a large decking area where two large sheds are erected. The garden is extensively laid to lawn and screened by timber fencing.

Garage
having electric light, power and rear courtesy door.

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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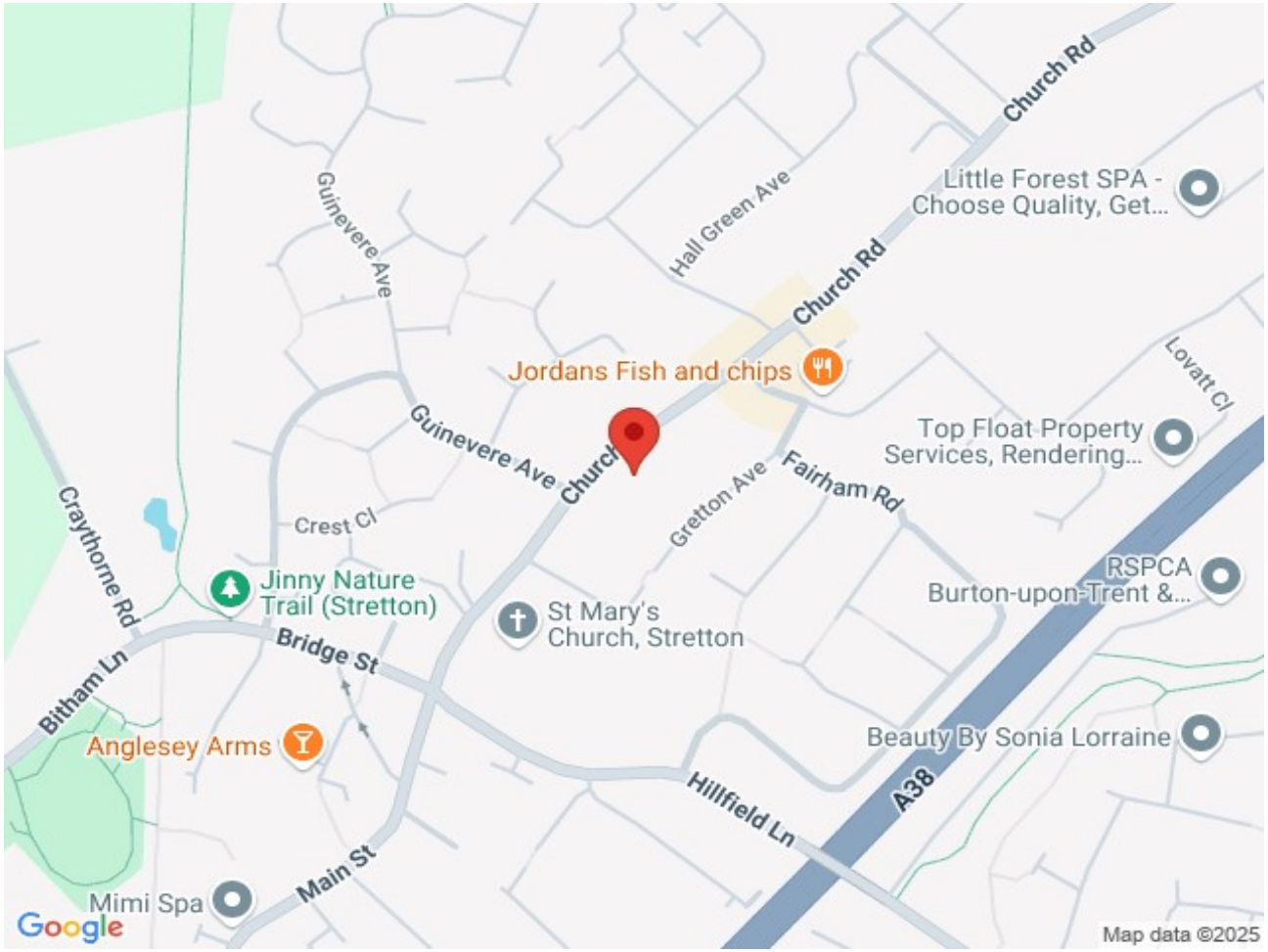

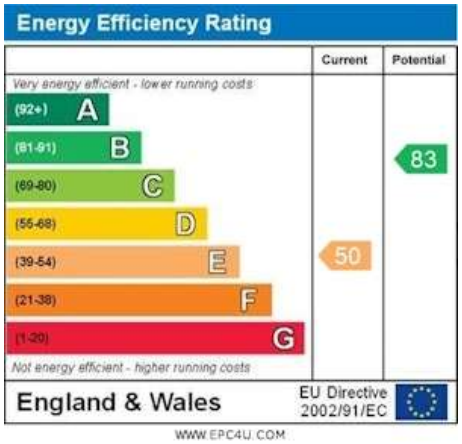

Services
All mains services are believed to be connected to the property.

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

NEWTONFALLOWELL

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