



Britannia Drive
Stretton BURTON-ON-TRENT

burchell
edwards

Britannia Drive Stretton BURTON-ON-TRENT DE13 0EW

for sale offers over
£325,000



Property Description

A lovely partially modernised detached bungalow providing peaceful accommodation with the benefit of uPVC double glazing and gas central heating. The property is set back from the road with an extensive driveway and established front garden.

The interior living accommodation has side porch leading to entrance hallway, lounge - diner across the rear elevation with a gas fire, a double glazed conservatory enjoying views across the rear garden, kitchen-breakfast room, and a utility with a service door to the side of the home.

There are also three bedrooms, the third being used as an office, master bedroom and guest bedroom both offer built in wardrobes and look out onto the front aspect. A guest WC and a modernised showerroom with full height tiling.

The home is set back from the road with an extensive driveway and side access to the well maintained rear garden with stone patios and elevated lawn garden, with mature side borders and a detached garage a workshop to the rear..

Entrance Hall

Door to to side aspect, double glazed window to side aspect, central heating radiator, Hive, carpet and TV point.

Cloakroom

Double glazed window to side aspect, WC, hand wash basin with vanity storage, vinyl floor, central heating radiator and half height tiling.

Lounge

12' 5" x 14' 2" (3.78m x 4.32m)
Double glazed window to rear aspect, patio doors to rear aspect, central heating radiator, TV point, gas fire with surround and mantle, carpet, pendant with rose and wall lights.

Dining Room

8' 6" x 7' 4" (2.59m x 2.24m)
Double glazed window to rear aspect, central heating radiator, carpet and pendant.

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)
Double glazed window to side aspect, 8 year old fitted kitchen comprising of a range of wall and base units with work surfaces over, a breakfast bar, two bowl sink and drainer, induction hob and electric oven with extractor hood over, integrated fridge/freezer, central heating radiator, tiled floor and tiled to splashback areas.

Utility Room

7' 3" x 5' 2" (2.21m x 1.57m)
Service door, wall and base units, space and plumbing for a washing machine, space for a tumble dryer and 7 year old central heating combi boiler.

Conservatory

7' 9" x 9' 5" (2.36m x 2.87m)
Double glazed windows, sockets, carpet and service door to the garden.

Bedroom One

10' 10" x 11' 9" (3.30m x 3.58m)
Double glazed window to front aspect, fitted wardrobes, central heating radiator, carpet, ceiling fan and TV point.

Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m)
Double glazed window to front aspect, fitted wardrobes, carpet and pendant.

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)
Double glazed window to side aspect, central heating radiator, carpet and pendant.

Bathroom

Double glazed window to side aspect, walk-in shower, hand wash basin with vanity unit, low level flush WC, heated towel rail and tiled flooring.

Garden

Slabs, lawn and fenced surround.

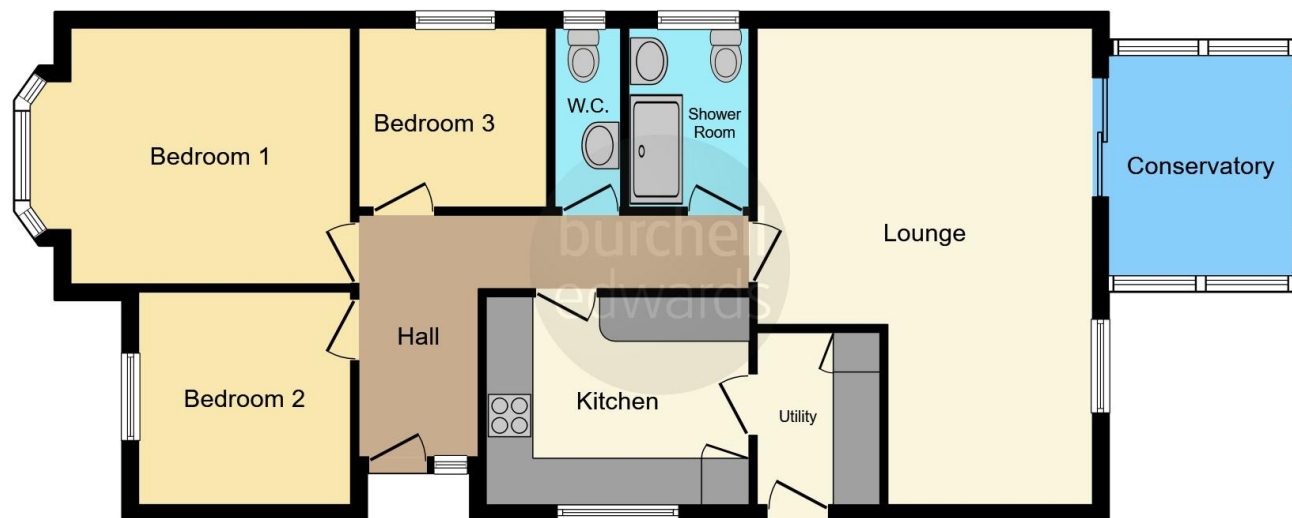
Garage

Service door, power supply, lighting and work bench.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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