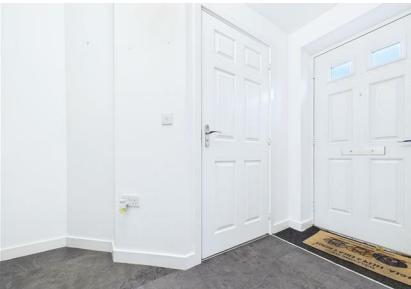


Malin Close, Burton-On-Trent, DE14 2FP  
Offers Over £210,000



Welcome to this well-presented 3-bedroom semi-detached family home located in the sought after area of Stretton. The property occupies a landscaped plot on a quiet development with an established community away from the main road, but near to a range of amenities, and just a 2-minute drive from the A38, with easy access to the M1. Just up the road is the Stretton Precinct where you will find a pharmacy, Birds Bakery, Morrisons Daily, hairdressers, Chinese takeaway, Indian takeaway, card shop, as well as a nearby vets and large Cooperative Store. The home is also in the catchment area for a range of popular primary and secondary schools.

In brief the property comprises of; welcoming entrance hall, spacious lounge, modern kitchen / diner with French doors that lead out onto the rear garden, as well as the newly fitted cloakroom WC and conservatory. On to the first floor you will find 3 bedrooms, including good-sized master with ensuite, as well as the nicely finished family bathroom. To the front is a double side by side driveway, and to the rear an ample sized garden.

## Detailed description:

**Entrance Hall** – With luxury vinyl flooring, obscure paned UPVC door to the front elevation, stairs off to the first floor, radiator, and door to the lounge and cloakroom WC,

**Cloakroom WC** – With luxury vinyl flooring, half tile mosaics, wall mounted wash hand basin with hotel style integrated cabinet, W.C, radiator, and window to the front elevation.

**Lounge** – With Amtico flooring, tasteful décor, feature wallpaper, useful understairs storage cupboard, large window to the front for ample natural light.

**Kitchen/Diner** – With French door views to the garden, the kitchen is fitted with a range of upgraded wall and base units, working surfaces with inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven with a gas hob and extractor hood over, space for fridge/freezer, washing machine and tumble dryer. There is another window in front of the sink for added natural light and flooring is luxury vinyl.

**Conservatory** – The conservatory is half-brick below UPVC double glazed windows with polycarbonate roof. The room boasts ceramic tiled flooring, and French doors to the rear garden. To the ceiling there is a fan for comfort.

## The First Floor -

**Master Bedroom** – The master bedroom is again tastefully decorated, and has a built-in storage cupboard for convenience. There is plush carpeting, and also a large window to the front elevation

**En-Suite Shower Room** – Newly Fitted with a shower cubicle and shower, WC, pedestal wash hand basin and splashback, radiator, window to the front elevation.

**Bedroom 2 and 3** both face to the rear elevation, with bedroom 2 being a double and bedroom 3 a single. Both rooms have high quality carpeting, good sized windows for light, and are nicely finished.

**Family Bathroom** – Fitted with a white 3 piece suite comprising: panelled bath, WC, pedestal wash hand basin, partially tiled walls, tiled flooring, radiator and window to the side.

## Loft - Boarded

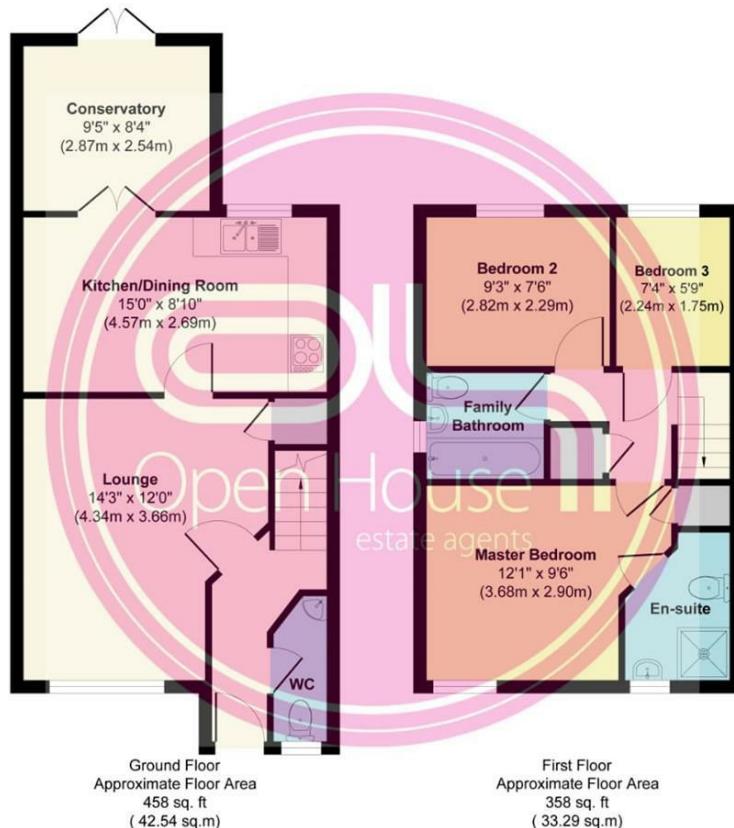
**Outside** – To the front of the property there is side by side off road parking for two cars. Gated side access leads to the rear garden, with artificial lawn, patio and borders as well as a 6ft boundary fence and convenient storage shed.







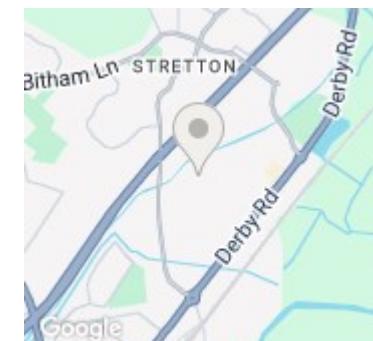
Open House Burton & Swadlincote



Approx. Gross Internal Floor Area 816 sq. ft / 75.83 sq. m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		