

Fairham Road

Stretton, Burton-on-Trent, DE13 0BS



A superbly extended and beautifully appointed detached bungalow with the added bonus of a garage with attached home office, all located in a popular area close to excellent local amenities.

£280,000



John German

The property is approached via the side with a UPVC double glazed door opening into the hall which has useful storage cupboards, one of which houses the gas fired boiler, the second is ideal as a utility cupboard complete with plumbing for a washing machine and a shelf above.

Glazed double doors open directly into the superbly extended and well-fitted open plan living space, which has a well-equipped kitchen having a range of base and wall units including a large peninsula breakfast bar with inset composite sink and mixer tap. Appliances include an inset gas hob with tiled splashback and extractor hood over, built-in double oven and grill and integrated fridge freezer and dishwasher. Complementing the kitchen is a useful walk-in pantry cupboard.

The attractive living area has French doors opening directly out to the garden with space for both seating and dining furniture.

Off the kitchen is an inner hall which gives access to both front facing bedrooms including the main bedroom, which is generously sized with a stylish fully tiled en-suite bathroom featuring a roll top bath with shower mixer, pedestal wash basin and high flush WC with a chrome heated towel rail.

Completing the accommodation is the temporary tiled shower room which is also accessed from the inner hall.

Outside to the front is a lawned garden with a wide block paved driveway leading down the side of the property to the parking and turning space at the rear, again flanked by lawn and borders and gives access to the detached brick garage (4.8m x 2.65m) with a roller door to the front. Attached to the garage is a useful home office space complete with its own en-suite shower room.

Broadband services are available.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

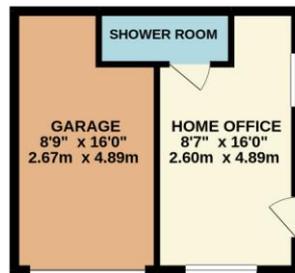
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency; www.eastsaffsbc.gov.uk/planning

Our Ref: JGA/20082021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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Agents' Notes

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