



4 Barker Round Way

, Burton-On-Trent, DE14 2DN

£169,950



3 bedroom End Town House in a popular location benefiting from uPVC double glazing & Gas central heating the accommodation comprises Hall, Wc, Lounge, Kitchen/Diner, 3 Bedrooms, En-Suite & Bathroom. Enclosed rear Garden with gate leading to the parking area and Garage. Easy access to amenities & Burton, No Upper Chain EPC C



Hallway 9'10" x 6'2" (3.02 x 1.88)

Entered via a semi glazed uPVC door with GCH radiator, doors to lounge, kitchen and Wc.. Light point and smoke alarm to ceiling, stair access to first floor and thermostat control.

Lounge 15'10" x 10'11" max (4.84 x 3.34 max)

uPVC D/G window to the front aspect with GCH radiator under, uPVC French Doors open into the rear garden, TV, phone, power points and light points to ceiling.

Kitchen 15'10" x 13'6" max (4.84 x 4.14 max)

Double doors lead into ample size fitted kitchen with wall, base and drawers units, work surfaces incorporating stainless steel sink with mixer tap over, integrated Zanussi Electric Cooker with Gas Hob and stainless steel extractor hood. Space for dishwasher, washing machine and fridge freezer, tiled splash with power points, useful storage cupboard with hanging space, D/G window to the front elevation, French Doors to garden. power points, TV aerial point and spot lights to ceiling.

Wc 6'2" x 3'0" (1.89 x 0.92)

With low flush push Wc, wash hand basin with tiled splash, GCH radiator, uPVC opaque window to the front aspect, light point to ceiling and consumer unit to wall.

Bedroom 1 14'5" x 11'11" max (4.41 x 3.64 max)

With built in double wardrobes, two uPVC D/G window to the front elevation with radiator under, TV aerial point, light point to ceiling, and door to ensuite.

En suite 8'5" x 5'6" minimum (2.57 x 1.70 minimum)

Comprising of fully tiled shower cubicle with chrome mixer shower, pedestal wash hand basin with tiled splash, low flush push w/c, D/G window to the front aspect, heated towel rail, spotlights to ceiling, extractor fan and shaver point.

Bedroom 2 11'2" x 9'1" (3.41 x 2.79)

Double bedroom, D/G window to the front aspect with GCH radiator under, power points, TV aerial points and light point to ceiling. Cupboard housing the water cylinder.

Bedroom 3 7'10" x 6'5" (2.41 x 1.96)

With uPVC D/G window to the rear elevation, GCH radiator under and power point.

Bathroom 6'6" x 5'6" (2.00 x 1.70)

With panelled bath, tiled splash, wash hand basin with chrome mixer tap, low flush W/c spot lights to ceiling, shaver point, and opaque D/G window to the rear aspect.

Landing

With D/G window to the rear, GCH radiator, loft hatch, light point and smoke alarm to ceiling ,switch to extractor fan.

Garage

With electric power points and an internal light.

Outside Front

Laid to lawn with path, tree and shrubs, utility meters to wall. Parking to rear and garage.

Rear

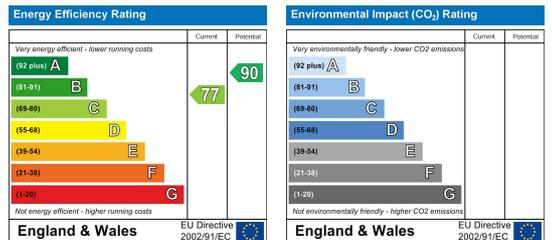
Fenced boundaries laid to lawn with slabbed patio and shrubs. Gate to parking and garage.



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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