

Fairham Road, Stretton, Burton-on-Trent. DE13 0BS

£255,000 Freehold

REDUCED



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Nestled within a peaceful cul-de-sac, this impressive home delivers stylish living arranged over two floors. The ground floor includes a welcoming side entrance hall, a tastefully designed family bathroom, and a contemporary open-plan living kitchen created as part of a recent extension. A useful utility/laundry room and a separate living room complete the layout.

Upstairs, the landing leads to three generously sized bedrooms, including an outstanding master bedroom with a beautifully fitted ensuite bathroom.

Outside, the property offers ample off-road parking to the front and side, an EV charging point, along with a private, enclosed rear garden and garage.

We expect strong interest from first-time buyers and those looking to move up the property ladder. Viewing is highly recommended to fully appreciate the quality and space this home provides.

## FEATURES

- Superb Semi Detached Home
- EV Charging Point
- Extended To The Front & Rear
- 3 Bedrooms & 1 Reception Room
- Fully Renovated To A Very High Standard
- Parking - Driveway - Garage
- Quiet Cul De Sac Location
- Beautiful En-Suite & Dressing Room To Master Bedroom
- Viewing An Absolute Must
- Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Side Entrance Hall

Accessed via a composite door with adjoining obscured window from the side elevation, this light and bright entrance hallway offers a welcoming first impression. Featuring a newly carpeted staircase rising to the first floor landing, a wall-mounted modern radiator, and internal doors providing access to the ground floor accommodation.

#### Living Room (Front Extension)

A well-proportioned reception room with double glazed window to the front elevation, wall-mounted modern radiator and TV point.

#### Utility Room

Fitted with a useful work surface and undercounter space with plumbing for both a washing machine and dryer. Finished with wood-effect flooring, wall-mounted modern radiator and ceiling spotlighting.

#### Beautiful Ground Floor Bathroom

A beautifully appointed modern three-piece suite comprising a close-coupled WC, vanity wash basin and bath with mains-fed shower above and complementary glass screen. Finished with marble-effect wall tiling, wood-effect flooring, chrome heated towel rail, double glazed obscured window to the side elevation, extractor fan and ceiling spotlighting.

#### Stunning Open Plan Living Kitchen/Dining Room (Rear Extension)

##### Kitchen Area

Featuring a range of wall and base units with modern flat-edged worksurfaces incorporating a one-and-a-half bowl sink and drainer with feature tap. A selection of integrated appliances includes an induction hob with a mirrored tile splashback and modern extractor canopy above, along with a separate integrated oven. There is also space and plumbing for an American-style fridge freezer. Further benefits include wood-effect flooring, wall-mounted vertical radiator and ceiling spotlighting.

##### Dining Area

With a continuation of the wood-effect flooring from the kitchen, double doors with adjoining windows to the rear elevation (with inbuilt blinds) provide access to the garden. Additional features lantern window, wall-mounted modern vertical radiator and ceiling spotlighting.

### First Floor

#### Landing

Accessed from the main entrance hallway, featuring a double-glazed window to the side elevation providing natural light. A useful linen storage cupboard houses the gas combination boiler. Internal doors lead to all bedrooms.

### Bedroom 1

A generous double room with double-glazed window to the rear elevation, wall-mounted modern radiator and a storage alcove ideal for wardrobe use. An internal door provides access to:

#### En-Suite

Beautifully appointed three-piece suite comprising an enclosed WC, pedestal washbasin and a large shower enclosure with mains-fed shower and attachment over. Additional features include an extractor fan, ceiling spot lighting, wall-mounted chrome heated towel rail and vinyl floor covering.

### Bedroom 2

Currently used as a dressing room, this double bedroom features freestanding wardrobes that can be easily removed if required, along with a double-glazed window to the front elevation and a wall-mounted radiator.

### Bedroom 3

Currently used as a study, offering a double-glazed window to the front elevation and a wall-mounted radiator.

### External

#### Outside

To the front elevation is a gravelled parking area providing off-road parking for up to four vehicles as well as an EV charging point. A block-paved shared driveway leads to the detached garage. The rear garden is mainly laid to lawn with block-paved pathways, gravel borders and raised flower beds, all enclosed by timber fence boundaries.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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