



37 Fairham Road

Stretton, Burton-On-Trent, DE13 0BS

£179,950



Well maintained, extended family home situated in very popular village location, benefiting from gas central heating & uPVC double glazing the accommodation comprises: Hall, spacious Lounge, Dining Room leading to the Kitchen, ground floor Shower Room, Three Bedrooms. externally a block paved driveway provides parking and leads to a detached single garage, easily maintained gardens to front and rear. Easy access to amenities, A38 & A50 for the commuter, Burton town centre and Burton Queens Hospital. EPC D. No upward chain.



Hall 6'8" max x 5'11" max (2.05m max x 1.81m max)

Accessed via a uPVC front door the hallway gives access to the Lounge, Dining Room and Shower Room, stairs lead to the first floor, central heating radiator with TRV, ceiling light point, telephone point, smoke alarm

Lounge 14'2" max x 11'11" max (4.34m max x 3.64m max)

With uPVC picture window to the front elevation, central heating radiator with TRV, ceiling light point, power points, TV aerial point. Spacious under-stairs cupboard providing storage, shelving, light and housing the consumer unit

Dining Room 11'5" x 7'10" (3.48m x 2.40m)

Having a central heating radiator with TRV, ceiling strip light, power points, wall mounted Baxi central heating timer, archway leading to the Kitchen

Kitchen 11'9" x 5'10" (3.60m x 1.79m)

Fitted with a range of base and wall units providing storage, wood effect roll edge worksurfaces, 1.5 bowl stainless steel sink with mixer tap over, plumbing point for automatic washing machine, electric cooker point, uPVC windows to side and rear elevation, half glazed uPVC back door leading to the rear garden, strip light to ceiling, power points.

Shower Room 6'0" x 5'1" (1.84m x 1.56m)

Part tiled, fitted with a white suite comprising quadrant shower cubicle with sliding doors and Triton Enrich electric shower, low flush Wc, pedestal wash hand basin, wall mounted mirror, central heating radiator, ceiling light point, uPVC opaque glazed window to side elevation

Landing 7'3" max x 6'2" max (2.22m max x 1.90m max)

With uPVC window to the side elevation, doors leading to the bedrooms, useful over-stairs storage cupboard, ceiling light point

Bedroom One 14'4" x 9'2" (4.37m x 2.81m)

With uPVC window to the rear elevation, central heating radiator with TRV, power points, ceiling light point, cupboard housing wall mounted Baxi combination boiler

Bedroom Two 11'11" x 7'8" (3.64m x 2.35m)

With uPVC window to the front elevation, central heating radiator with TRV, power points, ceiling light point, storage cupboard with shelving

Bedroom Three 6'9" x 6'3" (2.07m x 1.92m)

With uPVC window to the front elevation, central heating radiator with TRV, power points, ceiling light point, hatch giving access to the loft

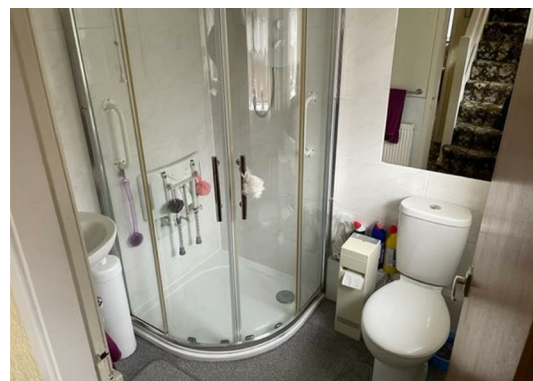
External

To the Front

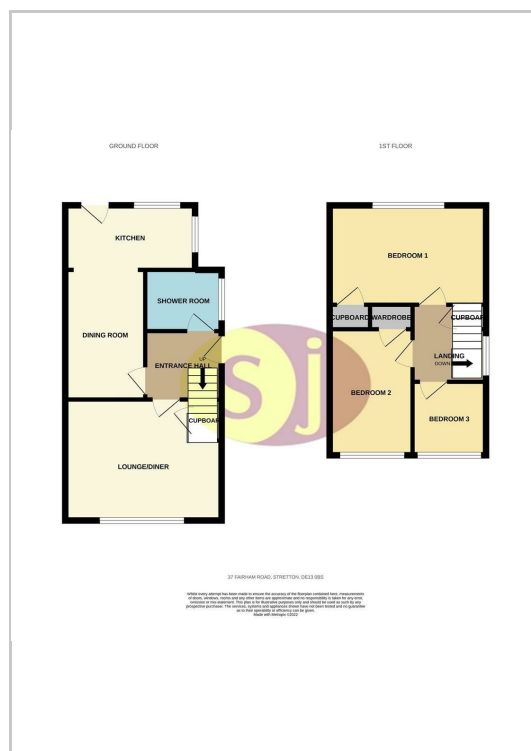
Easily maintained garden area, spacious block paved driveway providing off road parking and leading to the front door and Garage

To the Rear

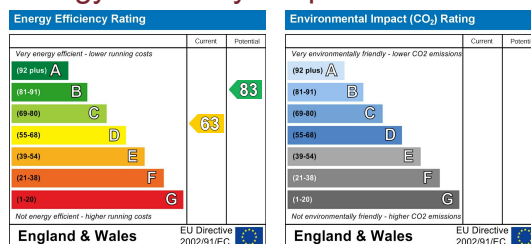
Fully enclosed with fenced boundaries, easily maintained garden including patio area, side gate giving access to the driveway



Floor Plans



Energy Efficiency Graph



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