



12 Ivy Grove

, Burton-On-Trent, DE13 0JU

£290,000



NO UPWARD CHAIN SJ are pleased to bring to the market **WITH NO UPWARD CHAIN** this Detached House in quiet cul de sac location, benefiting from uPVC double glazing and gas central heating. The accommodation comprises: Entrance Hall, WC, Lounge, Dining Room, fitted Kitchen, Three good sized bedrooms and Bathroom. Externally there is a spacious driveway leading to the Detached Garage, fully enclosed garden laid to lawn with mature planted borders and patio area to the rear. Close proximity to local schools and amenities.

Viewing is essential to fully appreciate this property.

EPC TBC Council Tax D



Entrance Hall

With uPVC partially glazed front door leading into the property, central heating radiator with TRV, phone point, ceiling light point, electric power points, wall mounted thermostat for the central heating system and doors off to the Lounge, WC and Kitchen.

WC 4'5" x 4'0" (1.36 x 1.24)

Fitted with WC and wash hand basin set within white gloss vanity unit providing useful storage, central heating radiator with TRV, opaque uPVC double glazed window to the front, ceiling light point.

Lounge 12'0" x 10'8" (3.67 x 3.26)

With uPVC double glazed bay window to the front, gas fire with decorative surround, central heating radiator with TRV, TV aerial point, electric power points, ceiling light point, wall light points and dado rail to walls.

Dining Room 10'8" x 7'10" (3.26 x 2.39)

Archway leading through from the living room, with central heating radiator with TRV, patio doors to the rear garden, electric power points, ceiling light point and door to the Kitchen.

Kitchen 12'0" x 9'5" max (3.67 x 2.89 max)

Fitted with shaker style wall and base units, with marble effect work tops, 1.5 bowl stainless steel sink and drainer with mixer tap over, integrated Gas hob with extractor over, integrated AEG Electric oven and integrated microwave, Vaillant Combi Boiler, uPVC double glazed window to the rear, uPVC partially glazed door to the side, ceiling light point, central heating radiator with TRV, electric power points. Tiled walls, space for automatic washing machine and space for tall fridge freezer. Pantry / understair cupboard providing useful storage space.

Stairs / Landing

The U-shaped staircase has an opaque uPVC double glazed window to the side elevation, access to the loft space via loft hatch, ceiling light point, electric power points and airing cupboard.

Bathroom 9'6" x 4'6" (2.90 x 1.38)

Fitted with a white bathroom suite comprising of WC, wash hand basin, bath with mains shower over, extractor fan, opaque uPVC double glazed window to the front, central heating radiator with TRV, ceiling light point and tiled walls.

Bedroom 1 12'2" x 9'11" (3.72 x 3.04)

With fitted furniture, uPVC double glazed window to the rear, central heating radiator with TRV, electric power points and ceiling light point.

Bedroom 2 10'4" x 9'0" (3.16 x 2.75)

With fitted furniture, uPVC double glazed window to the rear, central heating radiator with TRV, electric power points and ceiling light point.

Bedroom 3 10'8" x 7'9" (3.26 x 2.38)

With fitted furniture, uPVC double glazed window to the front, central heating radiator with TRV, electric power points and ceiling light point.

External

To the front

Laid to lawn to the front of the property with planted mature borders, driveway leading down the side to detached garage with ample parking space. Further raised lawned area planted with mature shrubs runs to the front alongside the property.

To the rear

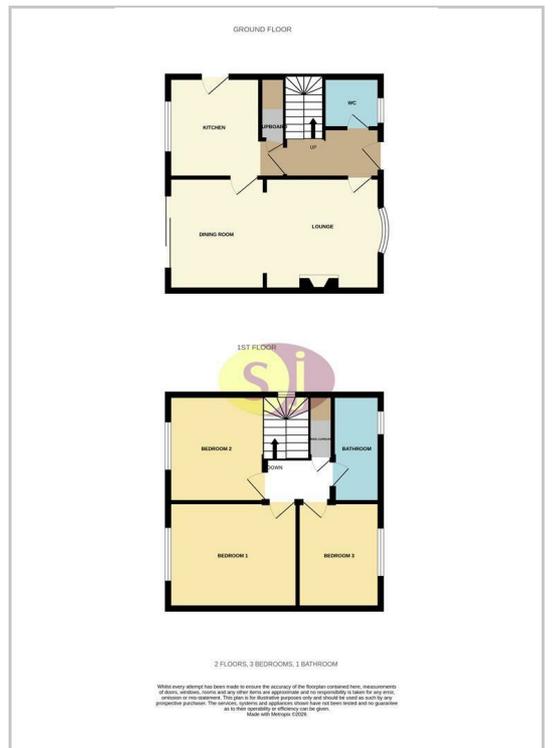
Leading out of the rear patio doors onto the slabbed patio area, with outside water tap, gate leading to driveway to the side, fenced boundaries, laid to lawn with planted mature borders, stepping stones leading to bottom of garden with potential vegetable patch at rear of garage.

Garage

Up and over door to front with power and light and uPVC glazed door to the side, providing access to garden.



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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