



73 Fairham Road

Stretton, Burton-On-Trent, DE13 0BS

£189,950



Well maintained, extended family home in a wonderful position within a quiet cul-de-sac, situated in very popular village location, benefiting from uPVC double glazing the accommodation comprises: Hall, spacious Lounge, Kitchen, ground floor Shower Room, Sun Room and three Bedrooms. Externally there is 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 Council Tax C. No upward chain.



Hall 6'11" x 6'6" max (2.13 x 1.99 max)

Accessed via uPVC part glazed opaque front door to the hallway which gives access to the Lounge, Kitchen, Shower Room and stairs leading to first floor. Ceiling light point, heating thermostat, smoke alarm, BT phone point and power points.

Lounge 19'1" x 14'3" max (5.83 x 4.36 max)

This spacious, extended family Lounge has a uPVC double glazed bow window to the front aspect, gas fire, wall and ceiling light points, aerial socket, phone point and electric power points. There is a useful under stair storage cupboard housing the consumer unit, with hanging rail, shelving and coat hooks.

Kitchen 11'11" x 7'6" max (3.64 x 2.29 max)

Fitted with a range of solid woodshaker style wall and base units providing storage, marble effect roll top work surface, single bowl sink and drainer with stainless steel mixer tap over, integrated fridge. Plumbing for dishwasher, gas cooker point, power points, centre light point, breakfast bar, fitted storage cupboard housing Johnson and Starley warm air heater. Archway leads to Sun Room.

Sun Room/Utility 13'8" x 5'11" max (4.17 x 1.82 max)

This light and airy room has views over the rear garden, providing a lovely area to relax. With uPVC windows to the front and side elevation. Part double glazed side door and part double glazed french doors leading to the rear garden. plumbing for automatic washing machine, power points and wall light points.

Shower Room 6'3" x 5'1" max (1.91 x 1.55 max)

Fully tiled and fitted with a white suite comprising large shower cubicle with Mira Alero electric shower, pedestal wash basin with mixer tap over, low flush WC, mirrored wall cabinet, wall mounted heated towel rail, extractor fan and ceiling spot lights.

Landing

With uPVC widow to the side elevation, doors leading to the three bedrooms, airing cupboard, centre light point and smoke alarm.

Bedroom One 14'2" x 9'0" max (4.34 x 2.76 max)

With uPVC double glazed window to the rear elevation, the master bedroom has plenty of built-in storage and a dressing table. There is also another storage cupboard with hanging rail, hooks. TV aerial point, centre light point, power points and smoke alarm.

Bedroom Two 11'10" x 7'11" max (3.62 x 2.42 max)

With a uPVC double glazed window to the front elevation and in-built storage cupboards, aerial point, power points, ceiling light point,

Bedroom Three 6'7" x 6'0" max (2.01 x 1.85 max)

With uPVC double glazed window to the front elevation this room has plenty of in-built storage, power points, centre light point, and access to the loft via loft hatch.

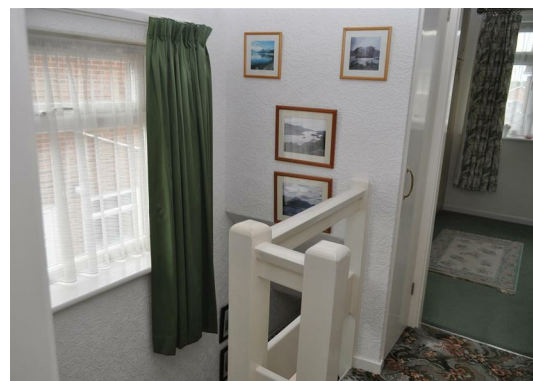
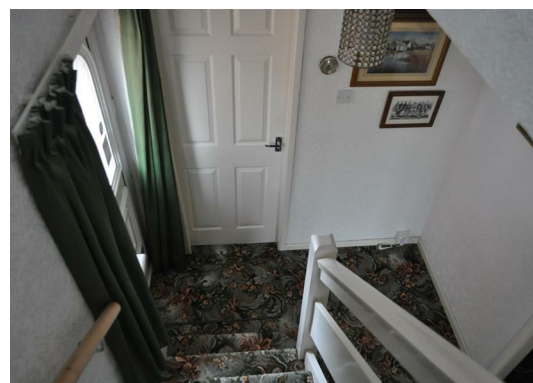
External

To the Front

Easily maintained block paved front garden with mature shrubs in the feature planters. The block paved shared drive gives access to the garage, which has an up and over door and power within.

To the Rear

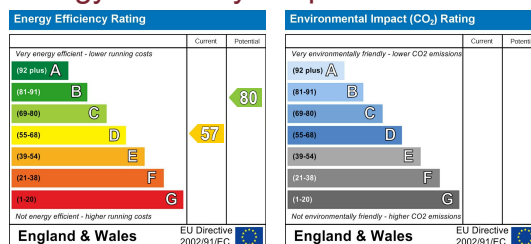
Fully enclosed with fenced boundaries, with a patio area, lawned area, borders and raised bed with shrubs and access to the garage. Side gate gives access to the driveway. Outside flood light.



Floor Plans



Energy Efficiency Graph



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