



## 53 Britannia Drive

Stretton, Burton On Trent, DE13 0EW

£239,950



### NO UPPER CHAIN

SJ are delighted to bring to market this well maintained 3 bedroom family home which sits on a corner plot offering plenty of external space, with the potential for extension, in the heart of the desirable Village of Stretton. Comprising of Lounge, Kitchen / Diner, Conservatory, 3 Bedrooms and Bathroom benefitting from GCH and DG. Enclosed rear garden and private Driveway. Close to local amenities and within walking distance of local primary and secondary schools. EPC D Council Tax Band B



### Entrance Hall

The uPVC front door provides access to the property via the hallway, with central heating radiator, ceiling light point, electric power points, stairs off to first floor and door to Lounge.

### Lounge 12'8" x 10'11" (3.87 x 3.35)

With uPVC double glazed window to the front, central heating radiator, ceiling light point, electric power points, TV aerial point, door leading to kitchen / diner.

### Kitchen / Diner 14'4" x 9'4" (4.38 x 2.86)

Fitted with a range of wall and base units with grey flecked roll edge work surface, stainless steel 11/2 bowl sink and drainer with mixer tap over, integrated electric oven, integrated gas hob with extractor fan over. Space for an automatic washing machine, electric power points, ceiling light points and tiled floor. Understairs cupboard providing useful storage with lighting and housing the electric consumer unit. UPVC partially glazed door to the side and uPVC double glazed window to the rear with patio doors to the Conservatory.

### Conservatory 9'5" x 8'9" (2.89 x 2.69)

The uPVC double glazed Conservatory overlooks the rear garden with electric heater, ceiling light point and electric power points and French doors leading out to the patio area.

### Landing

With uPVC double glazed window to the side, loft hatch providing access to the loft space, airing cupboard housing the Veissmann combination boiler and useful storage shelving, ceiling light point

### Master Bedroom 13'5" x 8'1" max (4.09 x 2.47 max)

With two uPVC double glazed windows to the front elevation, built in storage, central heating radiator, electric power points and ceiling light point.

### Bedroom 2 8'3" x 7'7" (2.53 x 2.33)

With a uPVC double glazed window to the rear, central heating radiators, ceiling light point and electric power points.

### Bedroom 3 7'8" x 5'6" (2.36 x 1.70)

With uPVC double glazed window to the rear, central heating radiator, ceiling light point and electric power points

### Bathroom 5'8" x 5'3" (1.75 x 1.62)

Fitted with a white suite comprising of wash hand basin, WC and bath with Triton Riba electric shower over, part wet wall / part tiled walls and laminate flooring. UPVC opaque double glazed window to the side elevation, central heating radiator and ceiling light point.

### External

#### To the Front

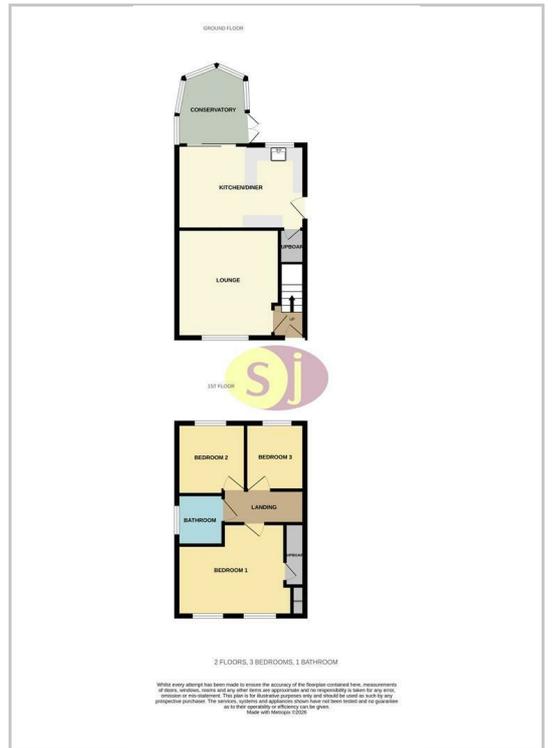
Laid to lawn with pathway leading to the front door, driveway to the front and side.

#### To the side / rear

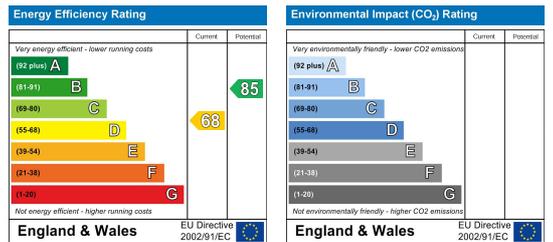
Wooden gate leads from the driveway to the fully enclosed rear garden with fenced boundaries. The good sized garden comprises of mature borders, slabbed patio areas and is largely laid to lawn with external lighting and water tap.



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

33 Main Street, Stretton, Burton on Trent, Staffordshire, DE13 0EA  
 T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com