



10 Metcalfe Close

, Burton-On-Trent, DE14 2FJ

£194,950



NO UPPER CHAIN. 3 bedroom 3 storey mid terrace property on the popular canal side location. Benefiting from uPVC double glazing and gas central heating the property comprises of Entrance Hall, Lounge, WC, Kitchen/Diner with french doors leading to enclosed garden. On the first floor are 2 Double Bedrooms and Family Bathroom with further stairs leading to Master Suite with Ensuite shower room on the second floor. Outside there is a drive way providing parking and side path giving access to enclosed rear garden. Easy access to Burton Town Centre, Village Amenities, A38 and A50 for the commuter. Freehold. EPC B. COUNCIL TAX C



Entrance Hall 5'1" x 3'7" (1.55m x 1.11m)

Accessed via composite front door giving access to lounge. Alarm panel, radiator with trv, spotlight and consumer unit.

Living Room 11'10" x 14'7" (3.61m x 4.45m)

With uPVC window to front elevation. central heating radiator with trv, TV aerial point, ceiling light point, power points, alarm sensor, door to inner hall under-stairs storage cupboard

Inner Hall

Giving access to WC, kitchen/diner and stairs to 1st floor. Smoke alarm and alarm sensor

WC 4'4" x 3'8" (1.32m x 1.12m)

White suite comprising of low level WC and wall mounted corner hand wash basin with mixer tap & tiled splash, central heating radiator, extractor, ceiling light point.

Kitchen Diner 11'10" x 8'10" (3.61m x 2.69m)

Fitted with range of grey base units and wood effect work surfaces, Electrolux built in oven, gas hob with stainless steel splash and extraction chimney over, 1½ stainless steel sink with mixer tap over, integrated Electrolux dishwasher, plumbing for washing machine concealed wall mounted logic combi central heating boiler, power points, ceiling light point, alarm sensor, radiator with TRV, uPVC double glazed window to rear elevation and French doors leading to enclosed rear garden.

First Floor Landing

Giving access to bedroom 2 and 3 and family bathroom, staircase rising to second floor, power point, ceiling light point, smoke alarm

Bedroom 2 11'10" x 10'5"(max) (3.61m x 3.19m(max))

With two uPVC windows to front elevation, , central heating radiator with trv, ceiling light point, Ariel point, power points, alarm sensor

Bedroom 3 11'10"x 8'9"(max) (3.61mx 2.69m(max))

With uPVC window to the rear elevation, central heating radiator with trv, ceiling light point, power points, alarm sensor

Bathroom 8'1" x 5'6" (2.48m x 1.68)

Fitted with a white suite comprising of low level WC, hand wash basin and panel bath with electric mira shower over, predominately tiled walls, shower screen, central heating radiator, extraction fan

2nd Floor Landing

Giving access to master bedroom, storage cupboard, centre light, alarm sensor, smoke alarm

Master Bedroom 16'6"(max) x 8'4" (5.05m(max) x 2.56m)

With dormer window to front elevation, central heating controller, radiator with trv, power points, centre light, loft hatch, door giving access to ensuite

Ensuite 10'10" x 6'0" (3.32m x 1.83m)

Fitted with a white suite comprising single shower cubicle with thermostatic shower, low level Wc, pedestal wash hand basin with tiled splashback, skylight, central heating radiator with TRV, down lights to ceiling

Outside

Front

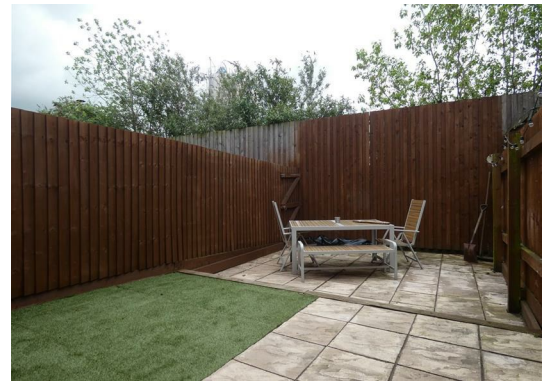
Tarmac drive provides parking, gravel area and path to leading to front door. Pathway leading round the side giving access to rear of property

Rear

Fully enclosed garden with patio seating area and artificial lawn. Gate giving access to path leading to front of property

Service Charge

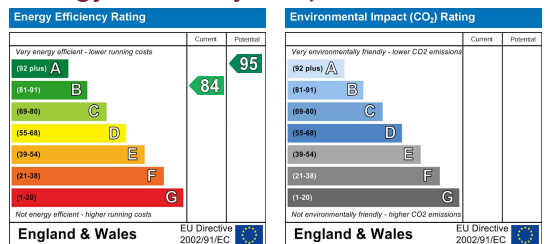
Like most new developments now, there is an annual service charge to cover the maintenance of the estate. We are informed by the vendor that this is £120 per annum. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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