

Church Road

Stretton, Burton-on-Trent, DE13 0HE

John
German





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Offers over £400,000

A fabulous, modernised home on a lovely garden plot extending to offer a substantial amount of living accommodation including a WOW open plan living/kitchen/dining room, four double bedrooms, large driveway, all in a highly convenient location.



If you are searching for a property with plenty of space then this could be the home for you. A wonderful traditional detached, extended, modernised and reimagined with an abundance of space with a WOW open plan living/kitchen/dining room, plenty of drive way and good sized rear garden. All set in a highly convenient location with schools for all ages close by together with Stretton village centre just a short walk away with shops and facilities on offer with excellent transport links with the A38 just a moments' drive away.

The house is ready to move into, set back behind a walled front garden with opening into a good expansive driveway. The front entrance door opens into a hall with practical flooring which in turn leads to a substantial reception hall with staircase off to first floor with doors leading off.

Across the front of the property is a lovely sized lounge with bay window to front, also with plenty of space for an additional sitting or study area in this room with large picture window framing views to front and living flame gas stove adding that cosy feel.

Throughout the ground floor, high ceilings are a feature with the highlight being a wonderful open plan living/kitchen/dining room across the full rear width of the property with views over the rear garden.

The kitchen impresses with a range of base and eye level units with worksurfaces over, integrated oven, hob and extractor, fridge and freezer together with spot lights. There is a good sized dining area with French doors to rear and a generous living/seating area. An all-round fantastic space for entertaining or just for the family getting together in the morning and evening.

The house certainly covers the practical side with a good sized utility room with additional appliance space, base level units, together with space for coats and shoes and an internal door into the integral garage with an up and over front entrance door.

Completing the ground floor is the guest WC with closed cupboard WC and wash hand basin.

To the first floor, the landing with practical laminate floor and a good sized storage cupboard/airing cupboard has doors leading off to four double bedrooms.

The master is an impressive double with a well-appointed en suite shower room with a Jack and Jill approach meaning it can also be utilised from bedroom two. Bedrooms three and four both share a spacious family bathroom with shower cubicle, separate bath, pedestal wash hand basin and WC.

To the rear, the property has a paved terrace and a generous lawn.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

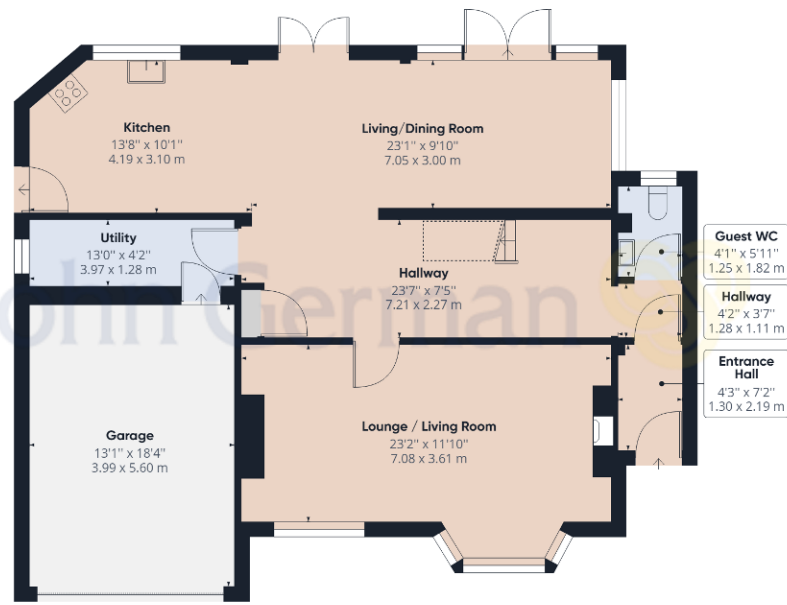
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/08022023

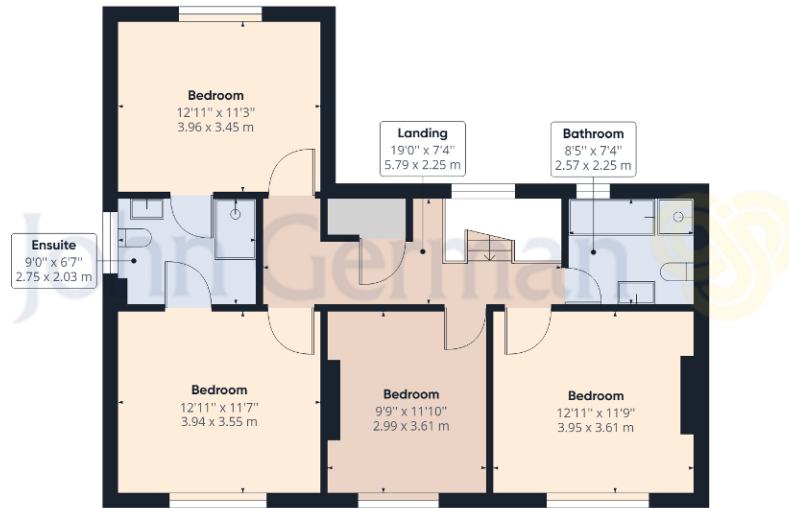
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2023.49 ft²


187.99 m²

Reduced headroom

13.61 ft²

1.26 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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