

# Guinevere Avenue

Stretton, Burton-on-Trent, DE13 0FZ

John   
German









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£575,000

Wow! A truly impressive four-bedroom detached home, thoughtfully designed and built by Redrow Homes with NHBC warranty. Situated at the end of a private cul-de-sac, boasting a stunning open plan kitchen/living/dining space, separate lounge, four double bedrooms, expansive driveway and double garage.



Step into the grand entrance hall featuring two storage cupboards, two piece fitted guest WC with wall panelling, staircase leading to the first floor and doors leading off to the various rooms.

The inviting lounge has a bay window flooding the room with natural light and a beautiful bespoke fitted media wall with shelving and downlighting.

The stunning kitchen is fitted with a range of matching wall and base units with a beautiful square edge marble work surface, two stainless steel sinks with mixer taps and drainer, two electric AEG ovens, a six-ring gas AEG hob with an extractor over, integrated dishwasher and fridge freezer, tiled splashbacks and separate island with breakfast bar, matching units and work surface. A wide window overlooks the rear garden. The room opens to the dining area to one side and the sitting area to the other, making this a perfect area for the family to get together or for entertaining. Both the dining area and sitting area have French doors and full length side windows leading out to the rear garden.

A door from the sitting area leads to the utility with storage units, work surface with integrated stainless steel sink and drainer, space for appliances and a door leading to the integral garage.

To the first floor, the wonderful gallery landing has an airing cupboard, window to front and doors leading off to the four bedrooms and family bathroom.

The master bedroom has a window to front and the benefit of its own walk in dressing room and en suite. The luxurious en suite features a four-piece suite including a walk in shower with rainfall shower above, low-level WC, two wall-mounted wash hand basins with mixer taps, stylish tiled flooring, half tiled walls, heated ladder towel rail, recessed spotlighting and window to side.

Bedroom two has a window to the rear and also benefits from its own en suite comprising double shower cubicle, low-level WC, wall-mounted wash hand basin with mixer tap, tiled splashbacks, recessed spotlighting, heated ladder-style towel rail and window to rear. Bedroom three and four are also double bedrooms with windows to rear and front respectively.

The luxury family bathroom is fitted with a suite comprising bath with mixer tap, separate walk in shower with rainfall shower above, low-level WC, wall-mounted wash hand basin with mixer tap, tiled flooring and half tiled walls.

Outside, the to the front of the property is a garden laid to lawn with shrubbed borders, path leading to the front door and a tarmac driveway offering ample parking space which leads to the double garage with up and over door. Gated side access leads to the rear garden which is mainly laid to lawn with a patio area, perfect for entertaining or outside dining. There is also a substantial detached composite office which could be used for a variety of uses including home office, studio, or an additional sitting room.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/08022024

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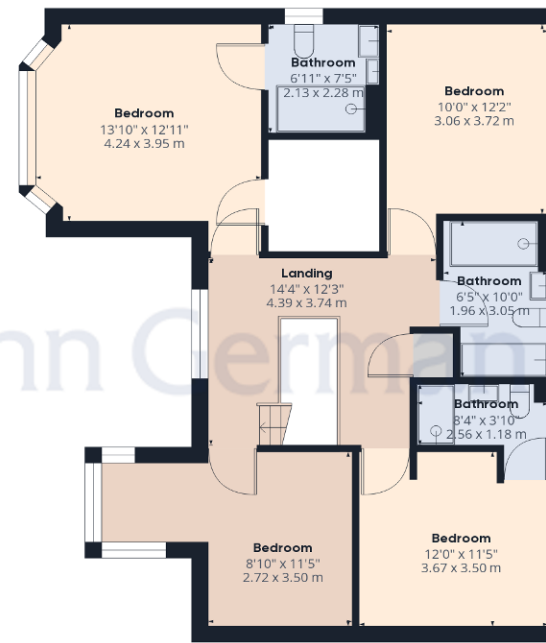




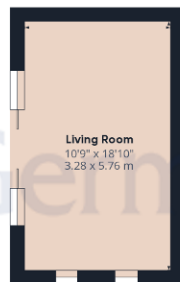




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**  
 2333.1 ft<sup>2</sup>  
 216.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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





## 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.

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**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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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