

# The Belfry

Stretton, Burton Upon Trent, DE13 0XS



Truly impeccably presented detached home situated in this very popular and sought after location.

£400,000



John German

Accommodation: Reception hall with understairs cupboard and stairs with glass balustrade rising to the first floor landing. Cloakroom with wash basin and WC set into integrated with cupboards and very useful built in cloaks cupboard.

Delightful and particularly well proportioned lounge having feature wall covering to one wall and two front facing windows.

Superbly appointed dining kitchen having a stunning range of cream gloss units with contrasting work surfaces and sink and drainer. Integrated appliances comprise ceramic hob with glass splashback and stainless steel extractor canopy above, split level oven, dishwasher and dining area having feature wall covering to one wall and doors directly out onto the lovely decked terrace and garden. Utility having further range of matching units, work surfaces and fridge freezer.

First floor landing with airing cupboard and linen cupboard, and off which leads four lovely bedrooms. The principal bedroom has mirror fronted built in wardrobe and beautifully appointed en suite having a shaped bath, wall hung wash basin, WC, separate shower, superb full tiling and vertical towel radiator. Family shower room again appointed to a high standard and comprising shower, WC, wash basin with integrated doors, splendid tiling and vertical towel radiator.

Lovely rear garden with decked terrace, brick block path and further terrace in addition to a circular gravel area, lawn and good sized area to the side with gated access. To the front of the property there is a brick block paved drive capable of parking numerous cars and giving access to both the house and the detached double garage.

The property is situated in a very sought after area of Stretton and is very convenient for the town centre of Burton-on-Trent with its wide range of

amenities and excellent transport links with the A38 providing links to the south and north and into the A50 and M1 to the north east, and cathedral city of Lichfield to the south.

Agents notes: Please note that the land registry does contain various rights, a copy of which is available upon request.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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 E

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

**Our Ref:** JGA12042024

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