

Moncreiff Drive

Stretton, Burton-on-Trent, DE13 0RJ



Superb semi detached which has been extended to offer a fantastic family home in a popular residential location, with highlights including lounge, lovely dining kitchen, good size conservatory plus utility, guest WC, three bedrooms including en suite to master and shower room, driveway and gardens in a cul-de-sac location.

£240,000

John German 

Situated in the popular residential location of Stretton is this impressive semi detached home which has been extended to offer a fantastic home for a family buyer in a cul-de-sac location, available with the advantage of no upward chain and ready to move in to.

Front entrance door opens into the hallway with staircase off to the first floor and doors leading off. The lounge has a fire surround providing the focal point and window framing views to front, and door leading through into a lovely dining kitchen equipped with a range of base and eye level units with work surfaces over, with integrated oven, hob and extractor plus space for further appliances and plenty of space for a dining table.

A door opens through into a good size conservatory with French doors opening out to rear gardens and door off to a useful utility room with door opening out to the rear gardens, additional appliance space and internal door to garage. Completing the ground floor accommodation is the guest WC with close coupled WC and pedestal wash hand basin.

To the first floor the landing has doors leading off to three good size bedrooms. The master has an en suite with panelled bath with shower over and shower screen, pedestal wash hand basin and WC. There are two further good sized bedrooms, bedroom two has a built in double wardrobe with both of these bedrooms sharing a shower room with shower cubicle, pedestal wash hand basin and WC.

The rear gardens offer superb outdoor space with a paved terrace, shaped lawns and well established borders.

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

Property construction: Standard

Parking: Driveway

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 B

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

Our Ref: JGA15042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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