

# Church Road

Stretton, Burton-on-Trent, DE13 0HF

John  
German










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£340,000



A wonderful 1930's character semi detached extended to offer a superb family home on a large garden plot with a good sized driveway, two reception rooms, breakfast kitchen and a lovely outdoor entertaining space at the bottom of the garden.



Situated in the popular residential location of Stretton, enjoying a non estate position is this lovely 1930's semi detached. The house has been extended and improved to offer a superb family home, handy for schools for all ages and the centre of Stretton with its wide range of shops, facilities, amenities and pubs on offer and excellent transport links.

Set behind a large expanse of block paved driveway providing plenty of off road parking, double doors open into an entrance porch with a further door opening into a substantial reception hallway having staircase off to first floor and doors leading off. There are two reception rooms on the ground floor, the front facing being a superb dining room with a deep curved bay window and to the rear is a lovely sitting/living room with French doors opening out to the rear garden and fire surround providing the focal point.

At the heart of the house is a well appointed breakfast kitchen equipped with a range of base and eye level units with work surfaces over, finished in a gloss white, with integrated appliances including oven plus multifunction microwave oven and grill, induction hob, extractor fan and dishwasher. There is an area perfect for a breakfast table, French doors frame views across the rear garden, a window to side and spotlights to ceiling. Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has doors leading off to three bedrooms and the family bathroom. The master is a particularly generous double enjoying views across the rear garden with fitted wardrobes across one wall. Bedroom two is a lovely double with window framing views to front and bedroom three is a comfortable single, which could also make an ideal home office. The bathroom is well appointed with panelled bath, quadrant shower enclosure, pedestal wash hand basin, a cupboard housing the Worcester combi boiler, and there is a separate WC.

The garden to rear offers a fantastic outdoor space with shaped lawns, well established borders and a paved terrace ideal for outside dining. At the bottom of the garden is a superb entertaining space with a large paved terrace, timber workshop/summer house, together with a covered eating area with pizza oven and further covered area with a hot tub.

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

**Property construction:** Brick. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband and type:** FTTC - 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 C

**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/24042024

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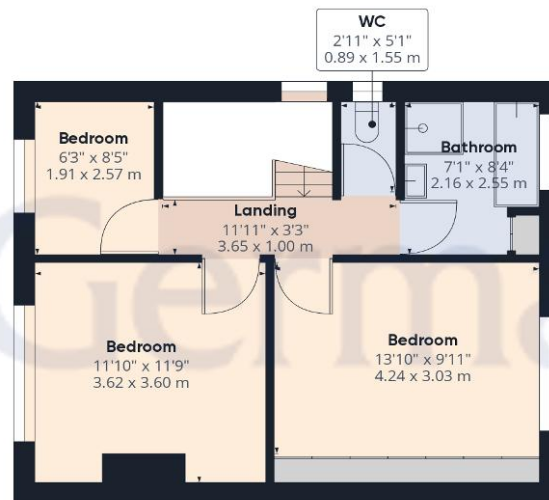








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1308.02 ft<sup>2</sup>

121.52 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.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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