

# Moncreiff Drive

Stretton, Burton-on-Trent, DE13 0RJ

John  
German





All my life

# Moncreiff Drive

Stretton, Burton-on-Trent, DE13 0RJ

Offers over £359,500

John German is proud to present this four-bedroom detached home located on a desirable cul-de-sac offering well-maintained accommodation offering a perfect blend of spacious living areas, modern amenities and a convenient location, making it an ideal choice for families.

As you enter the property, you are greeted by a welcoming hallway that leads to the main living areas. The spacious living room, located to the front of the property, offers plenty of natural light and a cosy atmosphere for relaxing with family or entertaining guests.

The heart of the home is undoubtedly the modern kitchen/diner which provides an excellent space for both cooking and dining. The kitchen is well-equipped with contemporary fittings that include a Rangemaster Cooker with five ring gas hob and cooker hood above, matching wall and base units with granite worktops over and space to house an American style fridge freezer. Adjacent to the kitchen is the utility room, providing additional storage and plumbing for washing machine. From the kitchen/diner, double doors open into a delightful conservatory, perfect for enjoying the garden views. This additional reception room is versatile and can be used as a dining area, playroom or study.

From the conservatory you can access the converted garage space internally. The garage has been converted into a gym by the current seller. This is again a very versatile space that works really well as a gym but could also be used as a study/playroom.

Completing the ground floor is a convenient WC and internal access to the integral garage.

The first floor comprises four well-proportioned bedrooms. The master bedroom, located at the front of the property features an en-suite with a low-level flush WC, wash hand basin and shower enclosure.

The remaining three bedrooms are all generous in size and offer flexibility for family living, guest accommodation, or home office use. The family bathroom is modern and well-appointed, serving the three additional bedrooms having a fully tiled suite comprising shower over bath, low level flush WC and wash hand basin.

The front of the property features a well-maintained driveway offering ample off-road parking and easy access to the integral garage.

The rear garden is a good size and provides a private, peaceful space perfect for family activities. It is mainly laid to lawn, making it both easy to maintain and ideal for children to play or for hosting outdoor gatherings.

Moncreiff Drive in Stretton is a highly sought-after residential area known for its peaceful and family-friendly environment. Nestled within a quiet cul-de-sac, the location offers a sense of community while providing easy access to essential amenities. Stretton itself is a charming village on the outskirts of Burton-upon-Trent, known for its excellent local schools, parks and convenient shopping options. The area benefits from excellent transport links, within close proximity to the A38, making it easy to commute to nearby towns and cities such as Derby, Lichfield, and Birmingham. Public transport is also readily available, with regular bus services connecting Stretton to surrounding areas.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Drive **Electricity supply:** Mains

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

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

**Broadband type:** Fibre

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

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

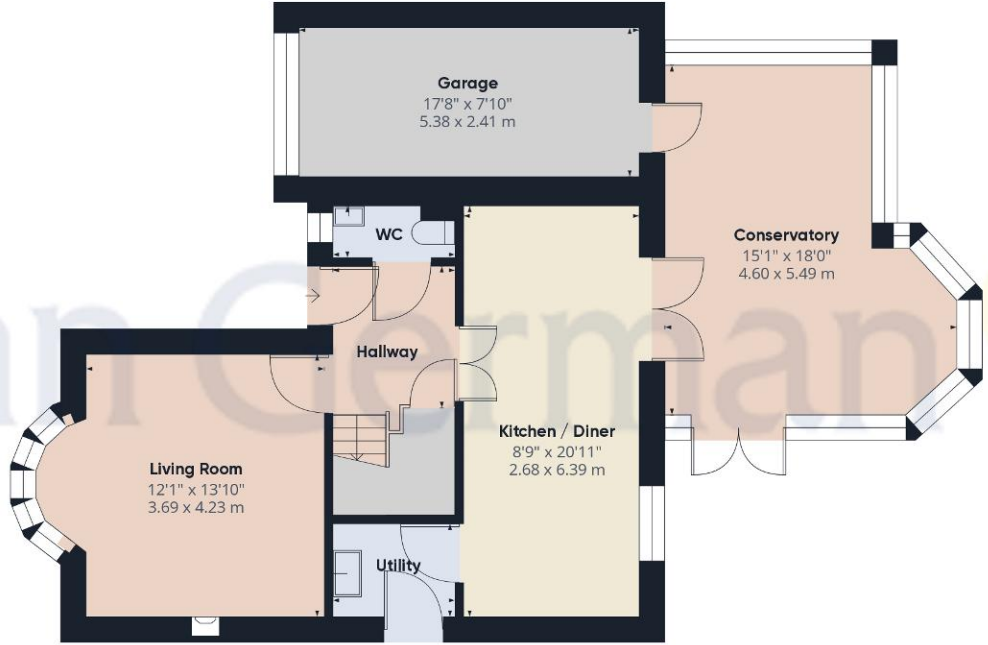
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

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

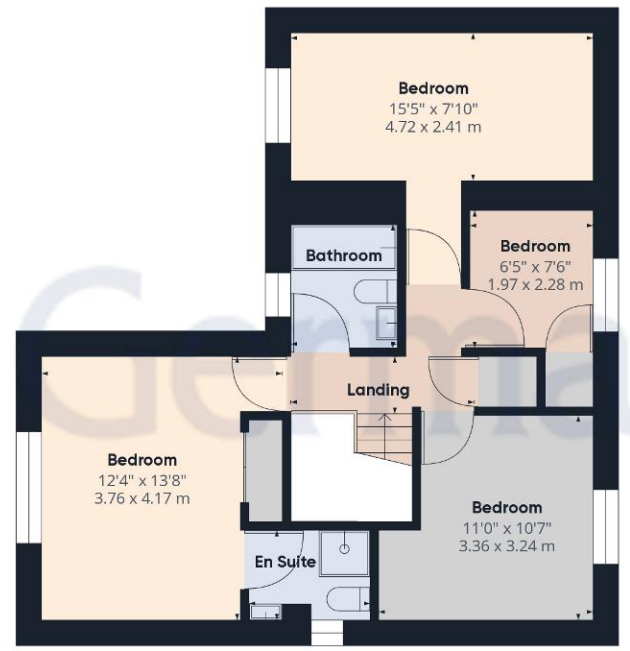
**Our Ref:** JGA/14082024







Ground Floor



Floor 1

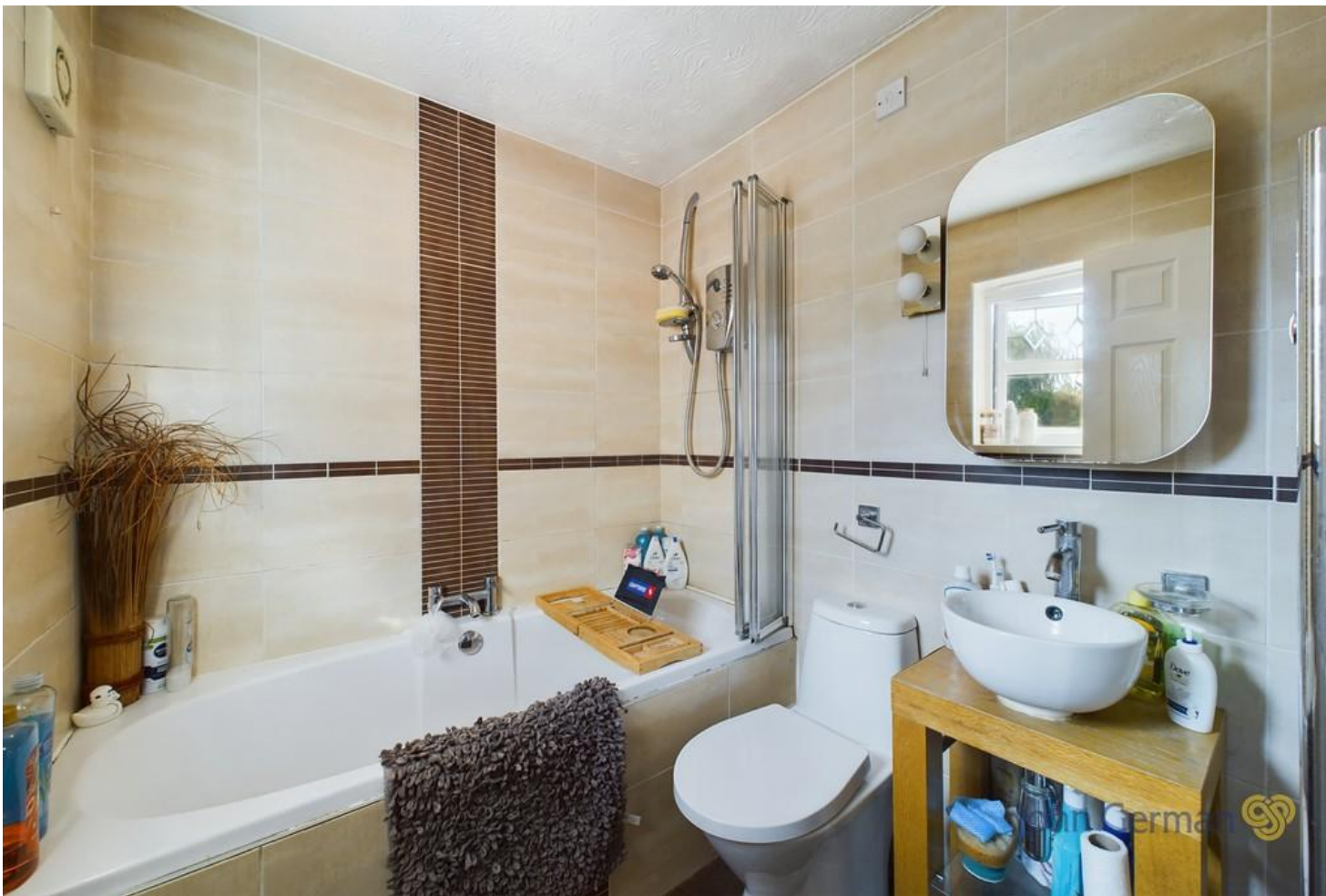
Approximate total area<sup>(1)</sup>

1462.6 ft<sup>2</sup>  
135.88 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.

Calculations are based on RICS IPMS 3C standard.



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

#### 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### John German

129 New Street, Burton-on-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



