

Britannia Drive

Stretton, Burton-on-Trent, DE13 0EW

John
German





Britannia Drive

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£399,950

A superb detached bungalow ready to move into, offering plenty of space with 1393 sq ft of accommodation including three double bedrooms, en suite to master, superb refitted family bathroom, spacious lounge with log burner, separate dining room and an impressive refitted breakfast kitchen plus utility room. Standing on a lovely garden plot with a good expanse of driveway and a detached single garage.

This impressive bungalow offers a fabulous home, ready to move into, in a popular residential location. The bungalow itself features a tremendous amount of space with 1393 sq ft of accommodation plus a detached single garage. For those searching for a bungalow, this property is a fantastic home to consider for a downsize without compromising on space.

Standing on a lovely position on Britannia Drive with a good expanse of driveway providing plenty of off road parking to front together with a canopy porch which gives access to the front entrance door opening into a lovely reception hallway with doors leading off. The lounge is a room of fantastic proportions enjoying a dual aspect with window to side and sliding doors opening out to the rear garden, together with a log burner adding that cosy feel. This bungalow also has the benefit of a second reception room which is a large and spacious dining room with window framing views across the rear garden.

There is a fabulous, refitted L shape breakfast kitchen offering the perfect space to entertain or for when the family gets together. Equipped with a range of gloss base and eye level units with work surfaces over and a fitted breakfast bar, space for a range style cooker with extractor hood over, spotlights, tiled floor and window framing views to front. Off the kitchen is a useful utility room with additional appliance space fitted with matching base and eye level units, space for washing machine and tumble dryer, spotlights to ceiling, window framing views to rear and a side door opening out to the driveway.

The property has the benefit of three double bedrooms with the master being a particularly impressive and substantial double having plenty of space for wardrobes and window framing views to front. It also has a well appointed en suite shower room having fitted vanity units with inset wash hand basin and concealed cistern WC, wet room style shower with glazed panels, towel rail/radiator, spotlights to ceiling, tiled floor, tiled walls and window to side. Bedroom two is also a generous double with window to front and wardrobes with mirrored sliding doors providing plenty of storage, while bedroom three is also a double and currently used as a home office/guest room with fitted wardrobes and window to side.

The family bathroom is superbly appointed and spacious with a suite comprising free standing contemporary bath, separate shower cubicle, pedestal wash hand basin, WC, tiled floor, tiled walls, spotlights to ceiling and towel rail/radiator.

There is also excellent outdoor space with a paved terrace ideal for outside dining and entertaining, with two steps leading up to a lawn with planting beds. The property has the benefit of a large expanse of driveway to front providing plenty of off road parking. There is also a single garage with opening front entrance doors offering an ideal workshop/storage space or garage.

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: 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

Our Ref: JGA/07102024







Ground Floor Building 1

Approximate total area⁽¹⁾

1570.99 ft²

145.95 m²



Ground Floor Building 2

(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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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