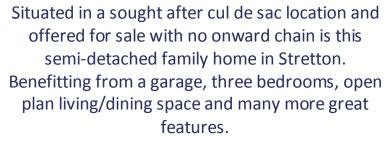
## Edinburgh Way Stretton, Burton-on-Trent, DE13 0HR







John Gen

£220,000





Edinburgh Way is situated in the much sought after village of Stretton. The property benefits from excellent local amenities, including schools, shops, and recreational facilities. The location offers convenient access to major road networks, making it ideal for commuters. The home is also well placed for schools, primary schools in close proximity include Eton Park Junior, Lansdowne and Horninglow Primary. The main secondary school is The De Ferrers Academy which is rated good by Ofsted.

Set back from the road, the home boasts a charming front garden with a tarmacked driveway providing off-road parking for multiple vehicles. Additionally, the lawned area offers the potential to be converted for even more parking if desired. The driveway leads on to the garage, which can be accessed by up and over doors to the front, with power and lighting throughout.

The front door opens into a welcoming entrance hallway, leading directly to the spacious living room. Stretching the entire length of the home, this impress ive space comfortably accommodates both a full lounge setup and a dining area. Following onto the kitchen, which features matching wall and base units, stainless steel sink and drainer, space for cooker with cooker hood above, plumbing for washing machine and an external door which leads to the rear garden.

To the first floor, the home has three separate bedrooms. The master bedroom has built in wardrobes. All three bedrooms share a family bathroom. The bathroom has a bath with mixer taps and shower above, wash hand basin and WC.

The rear garden is a great size, mainly laid to lawn and enclosed to the perimeter by wooden fencing. It's an ideal sized garden for families to enjoy. The garden also features a large patio area, a great space for outdoor furniture.

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: Fibre

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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.

















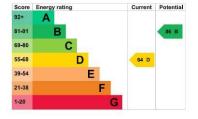


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited.
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## On The Market

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