

# Edinburgh Way

Stretton, Burton-on-Trent, DE13 0HR



Situated in a sought after cul de sac location and offered for sale with no onward chain is this semi-detached family home in Stretton. Benefitting from a garage, three bedrooms, open plan living/dining space and many more great features.

£215,000

John German

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 impressive 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).

**Broadband type:** Fibre

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

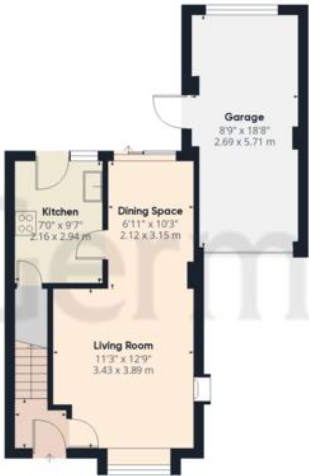
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/06022025

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Ground Floor



Floor 1

John German

Approximate total area<sup>®</sup>  
780.59 ft<sup>2</sup>  
72.52 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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