

Hurst Drive

Stretton, Burton-on-Trent, DE13 0EB

John German



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£300,000

This semi detached home impresses with plenty of space perfect for a large family, featuring four/five bedrooms and two reception rooms, lovely modern kitchen, utility and guest WC, with a large drive, enclosed rear garden and a large drive.



With an abundance of space, this semi detached is ideal for a growing family or multi generational living with four generous first floor bedrooms and a spacious ground floor fifth bedroom. The location is excellent for amenities with the centre of Stretton in easy reach, having a choice of shops, pubs and eateries, together with excellent transport links.

The property is set behind a large drive which has a handy door into the kitchen and a gate to the rear garden. The front door opens to the entrance hall, having a guest WC with basin and window to side. The ground floor features a spacious lounge having a fireplace and window framing views to front, with an archway opening into a good size dining room having patio doors to the garden. At the heart of the house is a lovely modern breakfast kitchen with plenty of cupboards, an integrated oven and hob, space for further appliances, and a window to both the front and side adding plenty of natural light. There is an inner hall with a door to a spacious ground floor double bedroom and a useful utility room with window to side.

To the first floor, the landing has doors leading off to four good size bedrooms and the family bathroom. The master bedroom has the benefit of an ensuite shower room.

The rear garden features a shaped lawn and paved areas, offering a lovely, low-maintenance outdoor space.

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

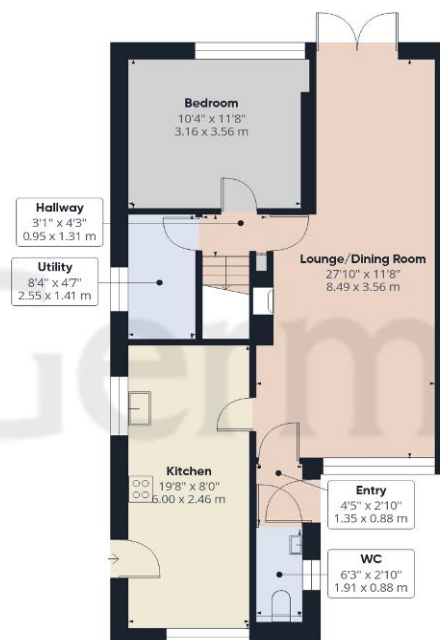
Our Ref: JGA/09122025

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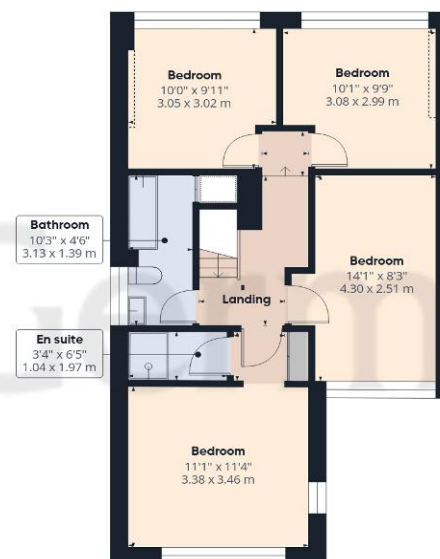
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1241 ft²

115.2 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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