



1 Castle Close, Stretton, DE13 0WA

 Parker  
Hall

Enjoying a peaceful cul de sac setting is this executive detached home, benefitting from generously proportioned interiors, four spacious double bedrooms and beautifully landscaped gardens. Forming part of the regal and much desired Knights Keep, this exceptional family residence showcases an attractive traditional exterior, impressive tall ceilings and thoughtfully designed accommodation, being presented to a superb standard with a Farrow & Ball colour scheme and neutral fittings throughout. Upgrades include Amtico flooring to the ground floor, a panoramic fire to the lounge, integrated appliances to the kitchen and fitted wardrobes to the first and second bedrooms, with the

outside space having been landscaped to an immaculate standard including re-laid lawns and a pergola seating area.

The spacious reception hall leads into two reception rooms plus open plan living dining kitchen, with a utility and cloakroom also to the ground floor. Four double bedrooms are serviced by a modern family bathroom, with bedrooms one and two also having private en suites and fitted wardrobes. Outside, the property lies on a generous corner plot having manicured lawns, well stocked flower beds and a large driveway to the fore of the detached double garage. The rear gardens have been beautifully landscaped and enjoy an excellent

degree of privacy to all sides. The property retains a further 5 years NHBC warranty and is serviced by mains gas central heating and double glazed windows.

The property lies on a peaceful modern development set on the rural outskirts of Stretton. There are a range of shops, pubs and local amenities within Stretton and the local village of Rolleston on Dove, with the market town of Burton on Trent offering an array of supermarkets, leisure centres and shopping centres. Nearby schools including the William Shrewsbury Primary School which feeds into the De Ferrers Academy, and local leisure pursuits can be enjoyed at Branston Water

Park, Trent Washlands with its stunning riverside walks, Stapenhill Gardens and the popular Barton Marina with its select waterfront shops and picturesque canal boats. The property is well placed for access to the A38 linking with the A50 and M1, the M42 is also easily accessed on the outskirts of the town and there is a mainline station in Burton on Trent having direct links to Birmingham and London. Birmingham and East Midlands International Airports also both lie within an easy drive. Cannock Chase and the Peak District National Park are both also within a 30-40 minute drive.



- Executive Detached Family Home
- Desirable Traditional Development
- Upgraded Throughout & Generous Landscaped Corner Plot
- Square Footage 2153ft<sup>2</sup>/200m<sup>2</sup> (Garage included)
- Two Spacious Reception Rooms
- Open Plan Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Master & Guest En Suites
- Modern Family Bathroom
- Parking for Four Vehicles
- Detached Double Garage
- Beautifully Landscaped Gardens
- 5 Years NHBC Warranty
- Walking Distance to Local Amenities & Surrounding Countryside
- Well Placed for Commuter Routes/Rail Travel





### Reception Hall

A spacious welcome to this executive home, having a traditional entrance door to the front and stairs rising to the first floor with useful storage beneath. Amtico flooring extends into:

### Family Room 4.2 x 3.16m (approx. 13'9 x 10'4)

A versatile second sitting room, playroom or home office, having a bay window to the front with a pleasant view down the lane

### Lounge 6.56 x 3.8m (approx. 21'6 x 12'5)

Another immaculately presented reception room having dual aspect windows to the front and rear aspects and a contemporary panoramic electric fireplace. Double doors open through to:

### Family Dining Kitchen 6.74 x 4.0m (approx. 22'1 x 13'1)

A spacious open plan kitchen having ample room for both dining and living area. The upgraded **Kitchen** comprises a range of wall and base units with marble finish quartz worktops over, housing inset double sink with side drainer and integrated appliances including dishwasher, double oven, extended gas hob with extractor above, and twin full height fridge freezers. There is a window facing the rear and Amtico flooring extends into the **Dining & Living Area** where double doors open out to the manicured rear gardens

### Utility 1.8 x 1.63m (approx. 5'10 x 5'4)

Comprising units and Quartz work surfaces coordinating with those of the kitchen having an inset sink and spaces for a washing machine and tumble dryer. A door opens out to the side and the utility has Amtico flooring

### Cloakroom

Fitted with wash basin, WC and Amtico flooring





Stairs rise to the first floor **Part Galleried Landing**, where doors open to the **Airing Cupboard** and into:

**Master Bedroom** 4.94 x 4.65m (approx. 16'2 x 15'3)  
A spacious principal bedroom having bay window to the front aspect, a range of mirror fronted wardrobes and private use of:

**En Suite** 2.95 x 1.75m (approx. 9'8 x 5'8)  
Comprising fitted wash basin, WC and oversized walk in shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front

**Bedroom Two** 4.02 x 3.45m (approx. 13'2 x 11'3)  
Another generous bedroom suite, having a window to the rear aspect and private use of:

**En Suite** 2.33 x 1.3m (approx. 7'7 x 4'3)  
Fitted with a modern suite having wash basin, WC and double shower, with tiled flooring, tiled splash backs, a chrome heated towel and an obscured window to the rear

**Bedroom Three** 3.8 x 3.15m (approx. 12'6 x 10'4)  
A window to the rear enjoys a pleasant outlook over the garden and towards surrounding countryside

**Bedroom Four** 3.4 x 3.32m (approx. 11'1 x 10'10)  
A fourth double room having a window to the front

**Family Bathroom** 2.33 x 2.27m (approx. 7'7 x 7'5)  
Fitted with a modern suite having wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled walls, a heated towel rail and an obscured window





Ground Floor



First Floor





**Outside**

The property occupies an enviable corner plot overlooking a pleasant aspect down the close. A large tarmac driveway provides parking for a number of vehicles, as well as access into the garage. Gated access leads into the rear garden and a paved pathway leads between beautifully tended fore gardens to the front door

**Detached Double Garage** 5.73 x 5.65m (approx. 18'9 x 18'6)

With manual entrance door to the front, power, lighting and a pedestrian door leading into the rear garden

**Landscaped Rear Garden**

Having been finished to an exceptional standard, the manicured rear gardens are laid to neatly tended lawns, well stocked borders and a charming pergola with seating area below. The borders feature a variety of shrubs, flowers and trees, and the rear garden enjoying an excellent degree of privacy to all sides. There is exterior lighting and a water point, and a useful paved area to one side gives access into the utility, garage and back out to the front. There are also double exterior sockets to both the front and rear aspects

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.