

Dovecliff Road, Stretton

aksresidential.com

£775,000



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This property at a glance:



Dovecliff Road, Stretton



Mikaela says:

"Wow, where do I begin with this gorgeous home! Firstly, the location is just fantastic. You're surrounded by beautiful views but only a short drive away from amenities, so there's the best of both worlds here. Outside to the front, there's a double garage, 3 parking spaces and a beautiful entrance way with space for a log store. As you enter, there's a porch area with space for seating and coat hooks which is really useful. The spacious hallway leads through to a contemporary kitchen diner with space for appliances and a great kitchen island. Off of the kitchen there is also a seating/snug area, making this area of the home a great social space. Downstairs, there's also a spacious living room with a cosy log burner and patio doors to appreciate the stunning views at the back. You'll also find a dining room with a lovely open fire and even a guest WC and office, ticking an important box for those that work from home! Upstairs, there are 3 great sized double bedrooms and one generous single, along with a neutral and bright family shower room. The en-suite off the master is a great room, with a separate shower and a free standing bath right next to the window offering fantastic views, how relaxing! Outside, the benefits continue in the garden, where there's multiple zones of lawn, patio, artificial grass and even a pond. The mature trees, bushes and flowers offer lots of privacy and something beautiful to look at! The boundary line is larger than you think too, with even more land belonging to the property beyond the hedge line and down to the stream. This is a gorgeous home in a rural area but still close to amenities. The next owner will be incredibly lucky to inherit these stunning views!"



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Did you spot...

The property boundary extends down to the stream running alongside the property.



A message from the seller:

"Throughout the house, there's a real sense of space. We love how secluded and peaceful the house is whilst also still being very close to everything we need, such as shops, pubs and good traffic links. It's just 5 minutes walk to the Jinny trail and 10 minutes to the canal and we never get bored of the view!"

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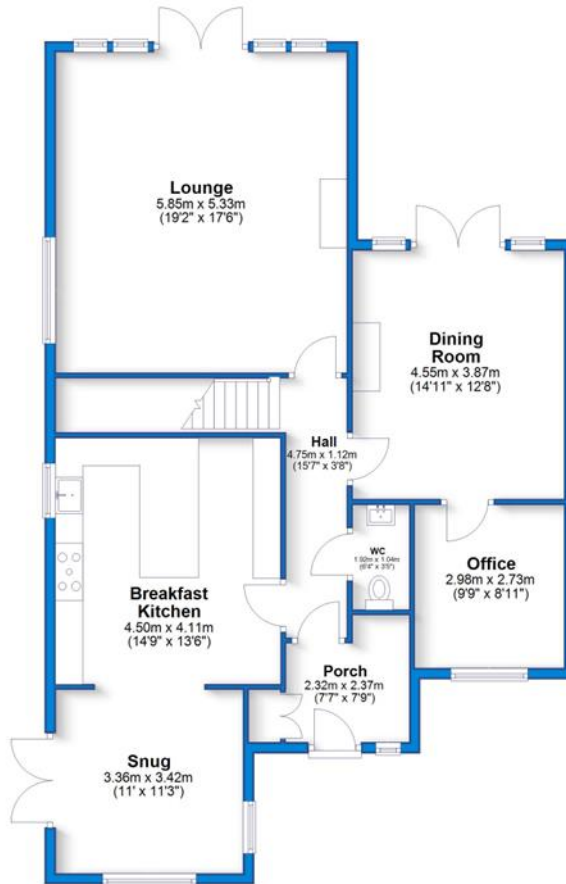


Floor Plan

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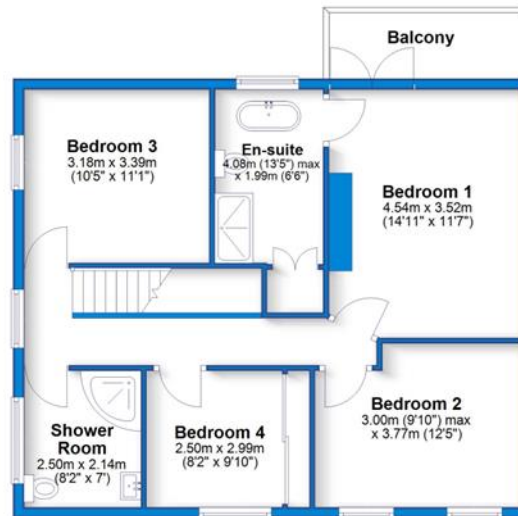
Ground Floor

Approx. 107.2 sq. metres (1154.0 sq. feet)



First Floor

Approx. 69.4 sq. metres (747.5 sq. feet)



Total area: approx. 176.7 sq. metres (1901.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	42	50
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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Key Features:

- EPC E
- BEAUTIFUL RURAL LOCATION WITH VIEWS OVER COUNTRYSIDE
- 4 GREAT BEDROOMS
- CHARACTER AND CHARM
- LARGE PLOT
- FAMILY BATHROOM AND 4 PIECE EN-SUITE TO THE MASTER



About the area:

Stretton is a bustling village on the outskirts of Burton on Trent. There are several restaurants and numerous amenities in the area whilst being within walking distance to Burton On Trent town centre and close to the A38 making it an ideal village for road links. Stretton is also home to the popular Burton Albion football ground!



Schools:

There are several schools including Fountains High & Primary and William Shrewsbury Primary School in the area.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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