







**\*\*VIRTUAL 360 TOUR AVAILABLE\*\***

Presenting an impressive four-bedroom detached home nestled on a generous plot in the sought-after village of Stretton. This residence is strategically located with convenient access to various local amenities and transport connections. Boasting three reception rooms, the property offers versatile living spaces to suit your lifestyle. The four well-proportioned bedrooms include a master bedroom with the added luxury of an en-suite shower room. Additionally, a feature of the home is the garage equipped with up-and-over doors at both ends, providing practical access and storage solutions. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Ground Floor

Upon entering through the composite front door, doors lead to the living room, front reception room, WC/cloaks, and kitchen. The front reception room is a bright and versatile space with plenty of natural light streaming in through the front-facing double glazed window. The living room features a gas stove as its focal point, a spacious hearth, a bay fronted window, and double doors leading to the dining room for an open plan option. The dining room is well-sized for a dining set, with sliding double glazed doors opening to the garden, and an additional door leading to the kitchen. The kitchen boasts a fully fitted selection of matching wall and base units, inclusive of integrated dishwasher and fridge freezer, AEG electric oven, AEG induction hob with extractor over, a one and a half bowl sink with mixer tap, a double glazed window overlooking the landscaped rear garden, and an open doorway to the utility room. The utility room includes wall and base units, single bowl sink with mixer tap and drainer, space for a washing machine and tumble dryer, a wall-mounted gas boiler, a side window, and a door to the garden.

### First Floor

Accessed via the ascending staircase in the entrance hall, the first floor comprises four double bedrooms, a family bathroom, and the loft hatch. The master bedroom features fitted wardrobes, a double glazed window with views of the rear garden, and a spacious en-suite shower room with a modern three-piece suite. Both Bedroom Two and Three offer fitted wardrobes and ample natural light from



the double glazed windows, while the fourth bedroom serves as a guest bedroom and home office with a front-facing double glazed window. The family bathroom on this floor also boasts a modern three-piece suite, including a bath with mixer tap and electric shower, a wash basin with mixer tap and vanity unit, and a low-level WC, all maintained to the same high standard evident throughout the property.

### Outside

The front of the property features a generously sized











driveway, providing parking for several vehicles alongside a neatly laid lawn garden, leading to both the front entrance and the garage. A convenient side gate allows access to the rear of the property. The landscaped rear garden generous in size, is predominantly laid to lawn, complemented by multiple seating areas including one with a pergola for added charm. It also includes a well-maintained timber shed and a variety of shrubs and trees that enhance the borders, creating a picturesque and inviting outdoor space.























Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

144.55 m<sup>2</sup>

1555.92 ft<sup>2</sup>

Reduced headroom

0.96 m<sup>2</sup>

10.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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Floor 0

Approximate total area<sup>(1)</sup>

81.77 m<sup>2</sup>  
880.16 ft<sup>2</sup>

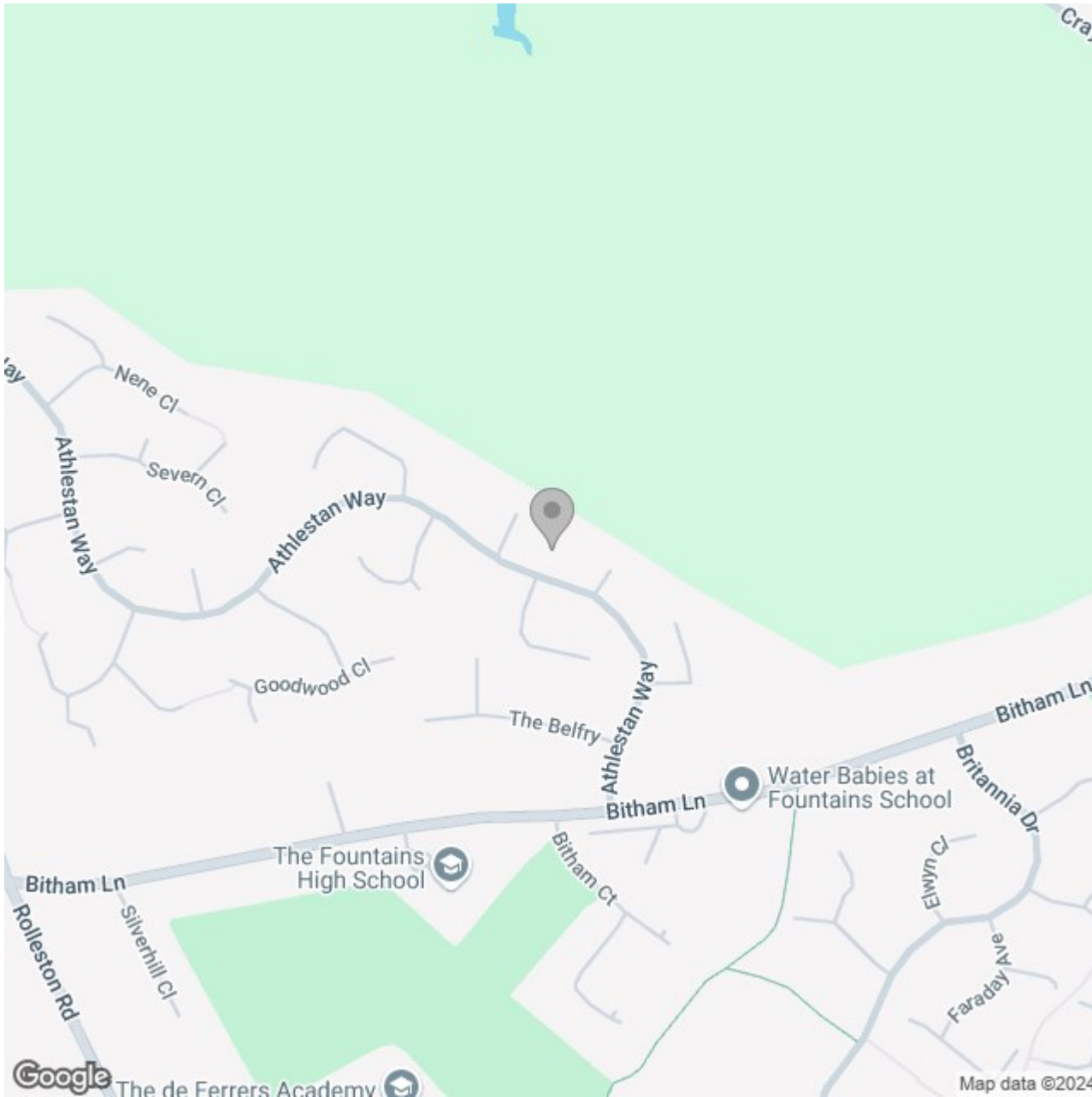
(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	