





Beautifully presented both inside and out, this impressive four-bedroom detached home offers spacious, well-balanced accommodation ideal for modern family living. Set behind a wide frontage with excellent parking and featuring a superb open-plan kitchen and dining space, a generous living room, and a striking orangery overlooking the landscaped rear garden, the property delivers a rare combination of space, quality and versatility. With a standout master suite complete with walk-in wardrobe and contemporary en-suite, a large double garage, and a private rear garden with attractive outdoor seating areas, this is a home that truly stands out for its specification and overall presentation.



ABODE
SALES & LETTINGS

Accommodation

GROUND FLOOR

The property is approached via a broad frontage providing excellent off-street parking, with a lawned garden and access to the double garage.

A welcoming entrance hallway sets the tone for the home, featuring oak flooring, stairs rising to the first floor and doors leading to the main ground-floor accommodation. The guest WC includes a WC, wash-hand basin, tiled splash backs and a front-facing window.

To the front of the property sits the living room, an elegant reception space with a large, box bay window providing excellent natural light. A feature fireplace with inset log burning stove forms an attractive focal point, and glazed double doors open through to the dining area, allowing the option of an open-plan feel when desired.

The heart of the home is the open-plan kitchen and dining space, an impressive full-length room that combines style and practicality. The kitchen features a comprehensive range of modern cabinetry, contrasting granite work surfaces, Belfast style sink, integrated appliances, and a space for cooker with black tiled splash back. A side door opens directly to the garden. The dining area comfortably accommodates a family dining suite and leads directly into the orangery. A further door leads into the integral double garage.

Positioned across the rear of the property, the



orangery is a standout feature, offering exceptional natural light through glazing on three sides and a vaulted glass roof. This versatile space is ideal as a second sitting room, family room or garden room, with French doors opening onto the patio and providing a perfect link to the outdoor areas.

The double garage offers excellent storage and could be utilised as a workshop, hobby space, or future conversion opportunity (subject to permissions).







FIRST FLOOR

The first floor offers a wonderful sense of space, with a bright landing leading into a collection of well-proportioned rooms. The master bedroom is an impressive feature in its own right—stretching across one side of the home. It connects directly to a superb walk-in wardrobe, fitted with extensive storage, and a contemporary en-suite shower room finished with quality fittings.

Across the landing, the remaining bedrooms are arranged to create a practical and balanced layout for family life. Bedroom two enjoys a pleasant front outlook, while bedroom three sits to the rear and provides an excellent double room for guests or children. Bedroom four is a versatile space that works equally well as a single bedroom, nursery or home office, depending on the needs of the household.

Completing the first floor is the family bathroom, fitted with a full-size bath and overhead shower, WC, wash-hand basin, tiled finishes and a heated towel rail.



OUTSIDE

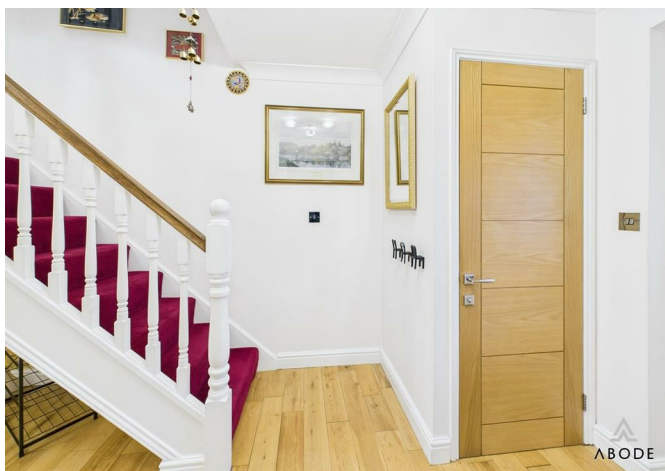
The property enjoys a generous frontage providing ample parking for several vehicles, with a lawned garden and access to the garage and rear gate.

The rear garden is beautifully maintained and offers excellent privacy. A large paved patio sits directly behind the house, providing a superb area for outdoor dining and entertaining. Beyond this, a neatly kept lawn is surrounded by mature planting, decorative borders and a

gravel pathway leading through the garden. A stylish pergola creates an additional outdoor seating area, ideal for relaxation in warmer months and adding further versatility to the space.

LOCATION

The property is well positioned within Stretton, a popular and well-established area offering a good range of everyday amenities including supermarkets, shops, cafés and local pubs. The village provides convenient access to schools, leisure facilities and pleasant green spaces, as well as straightforward links to the A38 for travel towards Derby and Lichfield. Burton-on-Trent railway station is also within easy reach, making the location practical for both local living and commuting.













Floor 0



Floor 1

Approximate total area⁽¹⁾

181.1 m²

1947 ft²

Reduced headroom

4.1 m²

44 ft²

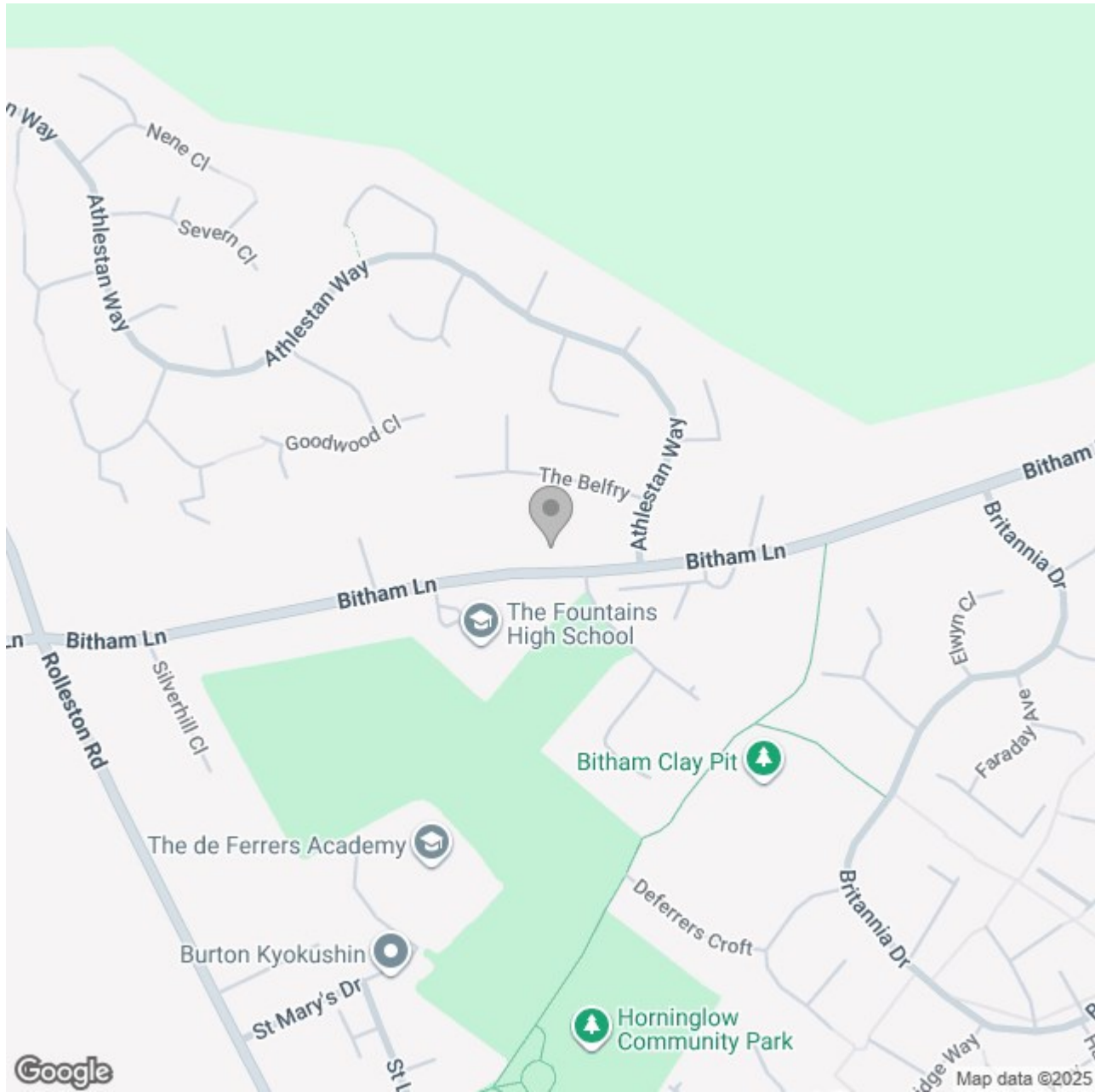
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC