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## 27 Bridgeside

Stretton, Burton-On-Trent, DE13 0EH

**Price £239,950**



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## GENERAL INFORMATION

### THE PROPERTY

This extended three-bedroom semi-detached residence sits at the head of this popular cul de sac. Being sold with no upward chain this gas centrally heated and double-glazed residence offers an entrance hallway with stairs off to the first floor. A lounge, separate dining room, kitchen with door to rear garden, a study that could double as an occasional bedroom, utility area and cloakroom. On the first floor are three bedrooms and a family bathroom.

Outside is a front garden with an adjacent driveway which leads to a detached brick garage and a path that gives access to the good-sized rear garden.

Stretton is a popular location with good schooling at all ages, a range of local shops and supermarkets, hairdressers, post office and beauticians. The village has a stunning Church and there is excellent access via the A38 with the A50 beyond for further travel to the commercial centres of Derby, Lichfield, Birmingham, Nottingham, Uttoxeter and Stoke on Trent. There are lovely walks along the Jinny Trail, several children's parks and a bowling green.

### ACCOMMODATION

#### ENTRANCE HALL

Entrance door opening through into hallway

#### HALLWAY

5'7" max and narrows into the stairwell to 2'10" (1.7 max and narrows into the stairwell to 0.86)

Has a glazed UPVC door and glazed side panel, stairs off to first floor, storage heater and door through to lounge.

#### LOUNGE

13'3" into chimney breast x 13'7" (4.03 into chimney breast x 4.15)

Has a large bow window to the front aspect, ceiling light point, stone fire surround with marble style hearth and mantle inset with a living flame gas fire, radiator. A glazed door with glazed side panel opens through into the dining area.

#### DINING AREA

10'1" from window to internal wall x 9'10" max (3.07 from window to internal wall x 2.99 max)

Large window looking out to the rear garden, radiator, ceiling light

point, useful under stairs storage cupboard, door to kitchen and door to study.

#### KITCHEN

9'4" x 6'11" (2.84 x 2.12)

Fitted with a range of base cupboards and matching wall mounted cabinets, worktops incorporate a sink and side drainer, there is a useful larder store, tiled surrounds, PVC door out to the rear and window. There is ample space for fridge freezer and there is an integrated double oven with electric hob inset with in the work surfaces.

#### STUDY

6'6" width x 11'4" length (1.97 width x 3.45 length)

Has a glazed door out to the garden and glazed side panel, radiator, ceiling light point and a further door opens through to the utility space.

#### UTILITY SPACE

3'9" width x 4'11" length (1.15 width x 1.50 length)

There is a window to the side aspect, wall mounted cabinets, work top with provision for washing machine underneath. A further door opens through to the guest cloakroom.

#### GUEST CLOAKROOM

3'9" to the window x 5'3" (1.14 to the window x 1.6)

Has W.C, pedestal hand wash basin with tiled surrounds, radiator, obscure window to the side aspect and ceiling light point.

### FIRST FLOOR

#### LANDING

6'4" x 9'3" (1.93 x 2.82)

Having a window to the side aspect, loft access point and doors leading off.

#### BEDROOM ONE

9'11" max x 11'9" to the front of the wardrobe doo (3.02 max x 3.58 to the front of the wardrobe doo)

Has a window to the front aspect, a range of built in wardrobes providing hanging space and shelving and a further built in storage cupboard which houses the domestic hot water and central heating tank with linen storage above.

#### BEDROOM TWO

9'7" to the window x 9'11" (2.91 to the window x 3.02)

Has a window to the rear aspect, radiator and ceiling light point.

Tel: 01283548194

### BEDROOM THREE

8'3" to the window x 6'4" in width (2.51 to the window x 1.92 in width)

Has a window to the front aspect, built in storage cupboard with hanging space, wall mounted electric heater and ceiling light point.

### BATHROOM

5'5" to the window x 6'4" (1.66 to the window x 1.93)

Is equipped with a panelled bath, pedestal hand wash basin and W.C, there are tiled surrounds, obscure window to the rear aspect, ceiling light point and radiator.

### OUTSIDE

A block paved driveway leads to a garage with up and over door and an adjacent lawn with shrub borders. To the rear and side of the property is a patio area, pond, ample space for sheds and greenhouse, shaped lawns and herbaceous borders. A paved path leads around the side to the garage.

### GARAGE

9'0" width x 18'10" length (2.74 width x 5.73 length)

Up and over door, window to the side aspect, personal access door and a window to the rear aspect. There is power and light.

### TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### CURRENT UTILITY SUPPLIERS

Water  
Gas  
Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2023)/A

### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



## Road Map



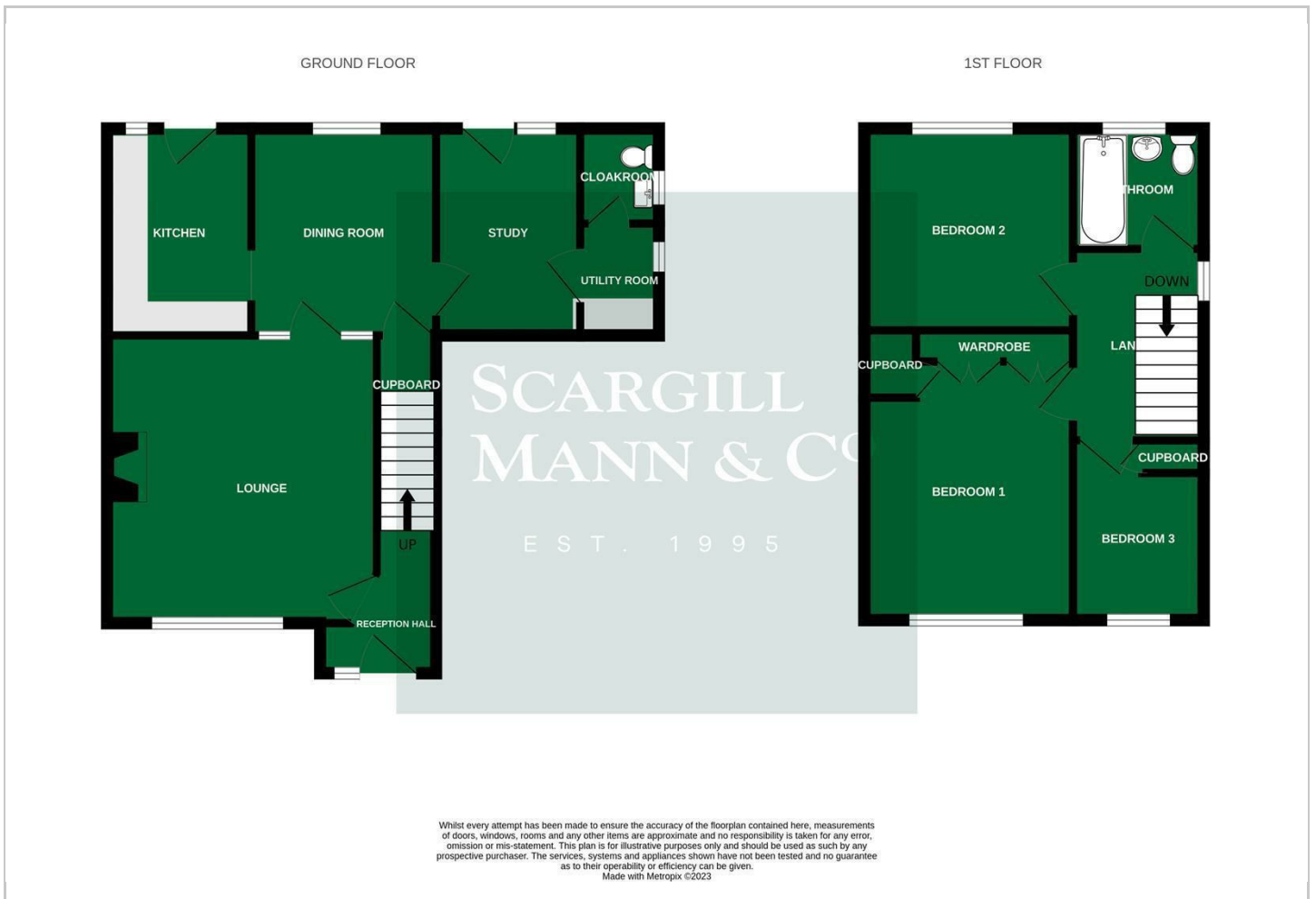
## Hybrid Map



## Terrain Map



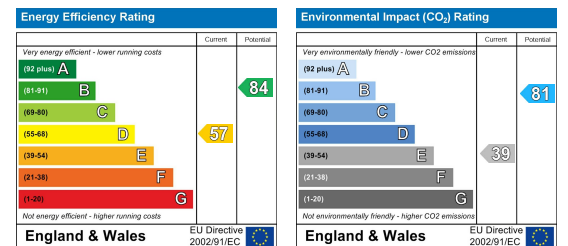
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.