

**2 The Fletches
Stretton
Burton-On-Trent
DE13 0XX**

Price £410,000



- SUPERB CORNER PLOT
- STUNNING GARDEN
LOUNGE WITH BI-FOLD
DOORS TO GARDEN
- ADDITIONAL WINTER
LOUNGE DINER
- MODERN FITTED
KITCHEN AND UTILITY
- PRINCIPAL BEDROOM
WITH EN SUITE
- SECOND DOUBLE
BEDROOM
- STUDY/BEDROOM THREE
- MODERN FITTED
BATHROOM
- GARAGE
- LOVELY GARDENS

GENERAL INFORMATION

THE PROPERTY

Superbly situated, The Fletches sits in a sought-after cul-de-sac in the popular area of Stretton.

This stunning detached bungalow showcases a perfect harmony of modern living and cosy comfort. Thoughtfully extended and remodeled by the current owners, it boasts an impressive garden lounge featuring bi-fold doors that effortlessly merge the inviting indoor space with the outdoor garden. Step inside a welcoming hallway to discover a spacious lounge and dining area that is ideal for cosy winter evenings with an atmosphere of warmth and relaxation. It is ideal for both intimate gatherings and lively entertaining. Doors open up into the garden lounge, which has a full-height vaulted ceiling, and bifold doors bring the garden in.





The breakfast kitchen is equipped with modern matching base, and wall-mounted cabinets. There is space for a small bistro breakfast table. Integrated appliances include an high-level electric oven, grill and an induction hob with a cooker hood above. Worktops are inset with a sink and side drainer, and a window looks out over the garden.

A convenient utility room provides extra storage and includes provision for a washing machine, dryer and dishwasher.

The principal bedroom is a spacious retreat with a window to the front, fitted wardrobes, and a modern En suite shower room for added privacy. An additional double bedroom and a versatile study, which can easily serve as a third bedroom, cater to a variety of living needs.



The modern bathroom has a bath with shower over and glazed screen, a W.C., and a vanity unit with hand wash basin over. There are attractive tiled surrounds and a heated towel rail.

ACCOMMODATION

ENTRANCE HALL

LOUNGE/DINER

4.68m x 4.59m (15'4" x 15'0")

GARDEN LOUNGE

5.51m x 3.56m (18'0" x 11'8")

KITCHEN

3.10m x 3.61m (10'2" x 11'10")

UTILITY

2.46m x 2.09m (8'0" x 6'10")

PRINCIPAL BEDROOM

3.99m x 3.34m (13'1" x 10'11")



EN SUITE SHOWER ROOM

BEDROOM TWO

2.96m x 2.68m (9'8" x 8'9")

STUDY/BEDROOM THREE

2.95m x 2.31m (9'8" x 7'6")

BATHROOM

GARAGE

5.40m x 2.61m (17'8" x 8'6")

OUTSIDE

Set on a prominent and extensive corner plot, this bungalow boasts ample driveway space and a beautifully manicured front lawn, enhancing its already impressive curb appeal. The rear garden is a true oasis, offering a delightful and spacious patio area accessible from both the utility room and the garden lounge. Lush shrub



borders and a neatly kept lawn, this outdoor haven is perfect for basking in the sun or hosting cherished gatherings. This property is an idyllic choice for those in search of a stylish yet comfortable home in a favoured setting, complete with modern amenities and a superb garden. Seize the opportunity to make this exceptional bungalow your own.

LOCATION

Stretton offers a variety of local amenities, including shops, a pharmacy, a post office, beauty salons, and a bakery. The area also features popular public inns and a beautiful church, ensuring that all your daily needs are easily met. It is well-served by good schools for all ages, making it a favoured choice for families. Additionally, there are excellent transport links, with convenient access to major road networks such as the A38 and A50, facilitating easy commutes to nearby towns and cities, including Derby, Nottingham, Uttoxeter, Ashbourne, Lichfield, and

Birmingham. A public bus service is readily available, and the town center of Burton upon Trent is in close proximity.

TENURE

FREEHOLD - 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.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy

Electric - Octopus Energy

Water - Mains - South Staffs Water



Sewage - Mains - South Staffs Water
Broadband supplier - EE

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

BROAD BAND SPEEDS

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

SCHOOLS

<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/>

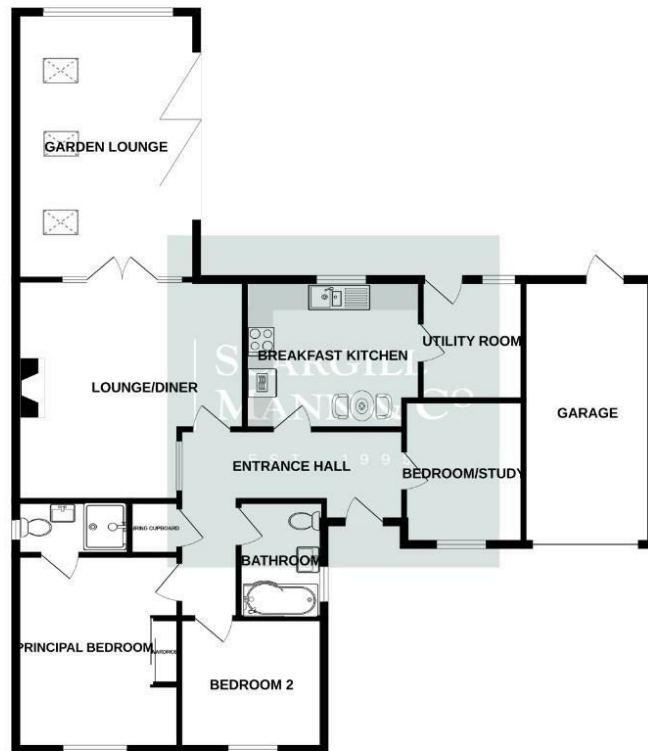
CONDITION OF SALE

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) DRAFT

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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