



Nicholas
Humphreys

The Belfry, Stretton, DE13 0XS

Asking Price £275,000

The Belfry, Stretton

A modern detached family home having been improved and modernised throughout, located within a cul de sac position, in the heart of Stretton Village. The interior accommodation opens with a welcoming reception hallway, guest cloakroom and lounge across the front aspect. The formal dining room leads onto a uPVC conservatory overlooking the attractive rear garden. The kitchen is comprehensively fitted with a wide selection of modern kitchen units and built-in oven and hob.

The first floor offers three generous bedrooms, the master having built-in wardrobes and a contemporary fitted family bathroom. The interior has a gas fired central heating system via the combination boiler, full uPVC double glazing and is tastefully decorated in neutral colours throughout.

Outside is a front block paved driveway offering parking for several vehicles, leading to the single detached garage, with an additional side access door to the rear garden. The rear garden is low maintenance with block paving and raised artificial lawn area.

A delightful home ideal for the growing family, within walking distance to the local high school and various village amenities. View by appointment.



The Accommodation

Welcoming Hallway

With front uPVC entrance door, radiator and door to lounge and guest cloakroom.

Guest Cloakroom

Fitted with low level wc and a wash hand basin with mixer tap and vanity unit below, radiator, and a uPVC window to the front aspect.

Lounge

4.27m x 3.35m upto staircase x 4.27m max (14'11" upto staircase x 14'0" max)

With double glazed uPVC window to the front elevation, laminate flooring, under stairs storage cupboard, stairs rising to the first floor, radiator and doors leading off to:

Modern Fitted Kitchen

3.00m x 2.49m (9'10" x 8'2")

A modern re fitted kitchen with a selection of matching wall and base units, with preparation work surface above, built-in electric oven and hob with extractor hood above, one and a half bowl sink with mixer tap and drainer, space for fridge freezer and washing machine, radiator, uPVC double glazed window to the rear elevation over looking the garden and side access door leading onto the block paved patio.

Dining Room

3.02m x 2.77m (9'11" x 9'1")

With laminate flooring, radiator and patio French doors to the rear garden.

Conservatory

2.97m x 2.77m (9'9" x 9'1")

A uPVC double glazed conservatory with ceramic tile floor, light combined ceiling fan and patio doors opening into the rear garden.

First Floor Landing

With a double glazed window to the side elevation, airing cupboard housing the gas fired "Ideal" Combination Boiler with shelving, radiator and doors leading off to:

Master Bedroom

3.63m to wardrobes x 2.69m (11'11" to wardrobes x 8'10")

With radiator, double glazed window to the front elevation and a fitted wardrobes.

Bedroom Two

3.12m x 3.07m (10'3" x 10'1")

With radiator and a double glazed window to the rear elevation.

Bedroom Three

2.67m x 2.57m (8'9" x 8'5")

With radiator and a double glazed window to the front elevation.

Family Bathroom

2.26m x 1.83m (7'5" x 6'0")

A cotemporary modern bathroom fitted with a three piece suite comprising low level wc, wash hand basin with mixer tap, bath shower over, heated ladder towel rail, a double glazed window to the rear elevation complimented and finished with a light colour wall tile.

Outside

Situated within a cul de sac location the home has an extensive block paved driveway leading to the single detached garage. Side gated access leads into a low maintenance garden with block paved patio, artificial turfed lawn area and access to the garage via a side access door.

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Council Tax Band C
Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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