



Moor Furlong, Stretton, Burton-On-Trent, DE13 0PD

£310,000

Nicholas  
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# Moor Furlong, Stretton, Burton-On-Trent

**\*\* Detached Family Residence \*\* 4 Bedrooms \*\* Popular Location \*\* Video Tour Available \*\***

A modern detached family home located within Stretton DE13, offering substantial accommodation briefly offering; Reception Hallway, Lounge on the rear elevation, separate dining room, fitted kitchen diner, guest cloakroom and a useful home store/ gym area converted from the integral garage.

The first floor has a superior master bedroom with built-in wardrobes & en-suite shower room, three further good size bedrooms and fitted family bathroom. Outside is a double width driveway and well maintained rear garden.

Stretton offers various local schools, with small shopping area with local bakery, mini market and takeaways, and within easy reach of the A38 commuter route to Derby & Lichfield.

All viewings by appointment only.



## The Accommodation

### Hallway

uPVC double glazed front entrance door, tiled floor, shoe cupboard, doors and stairs leading off.

### Rear Aspect Lounge

4.09m max x 4.50m (13'5 max x 14'9)

With the focal point being an Adam style fire surround with inset gas fire and hearth and living flame gas fire with laminate flooring, coving, radiator, uPVC double glazed bay with French doors out to the rear gardens.

### Dining Room

3.15m x 2.67m (10'4 x 8'9)

With uPVC double glazed bay window to front, laminate floor, radiator and coving.

### Guest Cloakroom

White suite comprising close coupled W.C, wash hand basin, radiator and uPVC double glazed window to front.

### Dining Kitchen

4.45m max x 2.79m (14'7 max x 9'2)

Fitted with a selection of white base and wall units, roll edge worksurfaces over incorporating gas hob, extractor hood and electric oven with an integral fridge, tiled floor, radiator, sink and drainer unit, uPVC double glazed window to rear, & double glazed door to side elevation.

### Store Room/ Home Gym

3.81m x 2.44m (12'6 x 8'0)

A versatile space with access door beneath the stairs from the hallway, originally part of the integral garage, with tile floor and wall mounted gas central heating boiler.

### First Floor

With airing cupboard housing hot water cylinder.

### Master Bedroom

4.39m max x 3.30m (14'5 max x 10'10)

With fitted wardrobes, TV plinth with aerial point, three uPVC double glazed windows to front and door to the en-suite.

### En-suite Shower Room

2.59m x 1.60m (8'6 x 5'3)

Fitted with a white suite comprising; walk-in double shower cubicle, pedestal wash hand basin and close coupled W.C, being part tiled with radiator, shaver point and uPVC double glazed window to front.

### Bedroom Two

3.78m x 2.57m (12'5 x 8'5)

With radiator, uPVC double glazed window to rear.

### Bedroom Three

2.69m x 2.54m (8'10 x 8'4)

With wardrobe, radiator and uPVC double glazed window to rear.

### Bedroom Four

2.72m x 2.16m (8'11 x 7'1)

With radiator and uPVC double glazed window to rear.

### Bathroom

2.57m x 1.91m (8'5 x 6'3)

Fitted with a white suite comprising bath, pedestal wash hand basin and close coupled W.C, being part tiled with radiator, and uPVC double glazed window to side.

### Outside

The home has a double width driveway for two cars leading to the store, (remaining part of the garage). Side gated access leads to an enclosed rear garden with lawn and generous patio area. The home is set along a shared driveway area for a total of three properties.

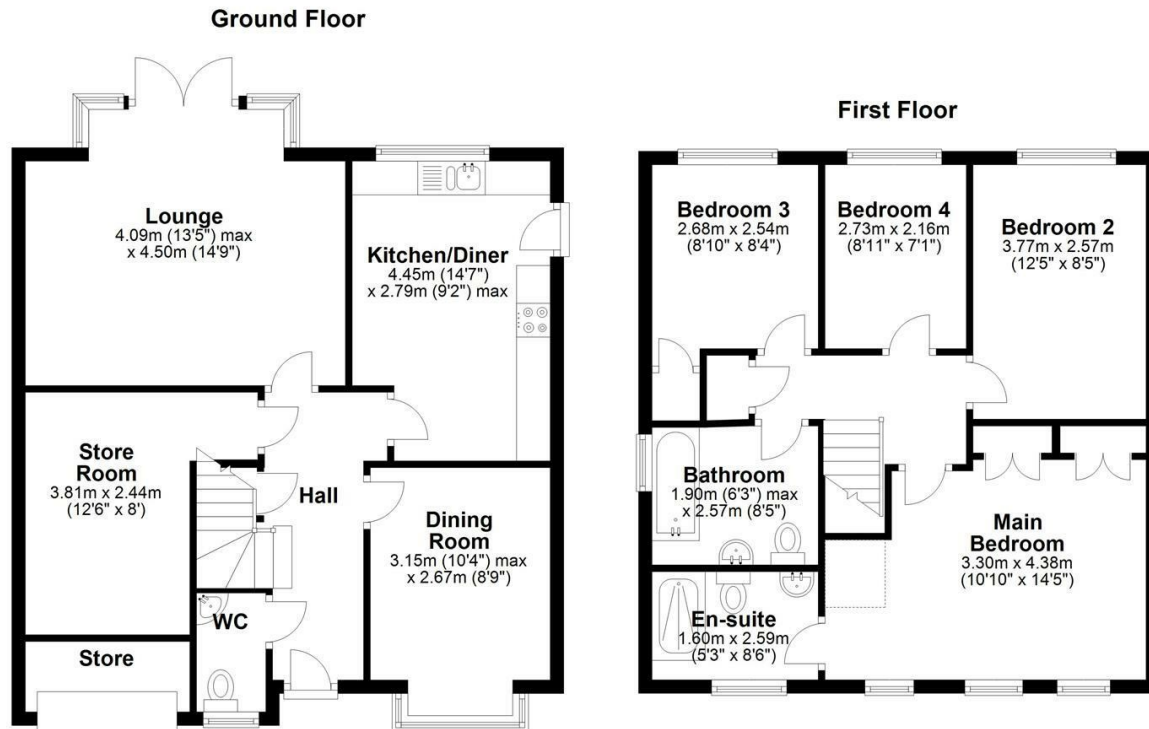
Draft details awaiting vendor approval and subject to change.











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Plan produced using PlanUp.



Council Tax Band D  
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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	

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