



Faraday Avenue,, Stretton, DE13 0FX

Nicholas  
Humphreys

£395,000



**\*\* Deceptively Extended Family Residence \*\* Desirable Village Location \*\* Elegantly Presented Accommodation \*\***

This beautifully presented modern detached family home on Faraday Avenue, Stretton, is set back from the road in a desirable residential location having been thoughtfully extended to the rear, it provides spacious and versatile accommodation.

The welcoming reception hallway leads to a generously proportioned family lounge with a feature stone fireplace and decorative ceiling details. At the rear, a modern fitted kitchen includes a central island, granite work surfaces, integrated appliances, and a range cooker. The kitchen flows into both the sitting room and the extended dining room, with the sitting room opening into a bright garden room featuring an insulated roof, French patio doors, and views of the rear garden. A rear lobby provides access to the utility room and integral garage.

The first floor offers five well-proportioned bedrooms to accommodate the growing family. The master bedroom benefits from a modern en-suite shower room, while the remaining bedrooms share a stylish comprehensively fitted family bathroom.

The rear garden is enclosed and well-maintained, featuring a block-paved & Sandstone patio, a raised lawn with flower borders, and fenced boundaries. Ideally located in the heart of Stretton, the home is within easy reach of local amenities, including shops, pubs, and schools. Spacious, tastefully decorated, and perfect for family living, this impressive home is available for viewing by appointment only.



**The Accommodation**

This modern detached family home on Faraday Avenue, Stretton, is situated in a desirable residential location, set back from the road with a block-paved driveway providing off-road parking for multiple vehicles. The home has been deceptively extended across the rear aspect to provide generously proportioned family accommodation. A double-glazed decorative front entrance door opens into a welcoming reception hallway, elegantly decorated with internal oak doors leading off to the ground floor accommodation, stairs rise to the first floor, with a useful under-stairs storage cupboard, and a guest cloakroom at the front of the home, features a white suite with a WC, hand wash basin with a storage cupboard below, and a UPVC double-glazed window.

The generously proportioned family lounge at the front of the home boasts a feature stone fireplace, decorative ceiling coving with ornate ceiling rose, fitted wall light points, and a large UPVC double-glazed window.

To the rear, the modern fitted kitchen offers a range of base units and drawers with central island, granite work surfaces, a quarry tile floor, built-in dishwasher, two fridges and a range cooker with twin ovens, grill, gas hobs, plate warmer and electric hot plate, with an extractor hood above. A UPVC double-glazed window overlooks the rear elevation, and inset ceiling spotlights enhance the space. Doors lead through to both the sitting room and the extended dining room.

Positioned at the rear, the sitting room opens into the garden room, which features an insulated roof with inset spotlighting and UPVC double-glazed windows offering a delightful view of the rear garden, and French patio doors.

The extended dining room has solid oak flooring and sliding patio door leading to the rear garden.

Adjacent the dining room is the rear lobby with an external door to the garden and access to the utility room, which includes space for freestanding appliance, a ceramic Belfast sink with mixer tap, high-level wall storage cupboards, quarry tile flooring, and a heated towel rail. From here, an internal door leads to the garage, which has been sectioned into two areas. The first area provides additional utility space with fitted cupboards, a wall-mounted gas central heating boiler, and further appliance space, vented for tumble dryer. A partition wall and door separates this space from the storage area, which includes an electric roller door onto the front driveway.

Upstairs, the first-floor landing leads to five spacious bedrooms. The master bedroom at the front benefits from a modern en-suite shower room with a walk-in shower enclosure, close-coupled WC, hand wash basin, and fitted storage cupboards. A generously proportioned second double bedroom also faces the front, while three further bedrooms at the rear enjoy views of the garden. Bedrooms two three & four have their own hand wash basins.

The family bathroom features a contemporary white bathroom suite with a WC, hand wash basin set within a vanity unit with storage, and a P-shaped shower bath with a glass shower screen, complemented by wall and floor tiling.

Outside, the home sits on an established plot with a double-width driveway at the front, offering parking for up to three vehicles. A side gate provides access to the enclosed rear garden, which features an extensive block-paved patio, a raised lawn with flower borders, a slabbed sandstone patio area alongside the garden room and screen-fenced boundaries. Additional storage is available at the side of the property.

Ideally located in the heart of Stretton, this home is within easy reach of local amenities, including a village bakery, public houses, convenience stores, and nearby schools include William Shrewsbury Primary School and De Ferrers High School. Beautifully presented and tastefully decorated throughout, this spacious home is perfect for family living with its extended accommodation. Viewings are by appointment only.

**Reception Hallway**

**Guest Cloakroom**

**Lounge**  
4.52m x 3.66m (14'10 x 12'0)

**Kitchen**  
3.94m x 3.28m (12'11 x 10'9)

**Sitting Room**  
3.28m x 2.67m (10'9 x 8'9)

**Garden Room**  
3.43m x 2.64m (11'3 x 8'8)

**Dining Room**  
3.89m max x 3.20m (12'9 max x 10'6)

**Utility Room**  
1.88m x 1.57m (6'2 x 5'2)

**Integral Garage**  
5.38m x 2.74m (17'8 x 9'0)

**First Floor Landing**

**Master Bedroom**  
3.71m x 3.68m (12'2 x 12'1)

**En-suite Shower Room**  
24.94m max x 1.50m max (81'10 max x 4'11 max)

**Bedroom Two**  
3.66m x 2.64m (12'0 x 8'8)

**Bedroom Three**  
2.77m x 2.72m (9'1 x 8'11)

**Bedroom Four**  
3.02m x 2.31m (9'11 x 7'7)

**Bedroom Five**  
3.68m max x 3.40m max limited headroom (12'1 max x 11'2 max limited headroom)

**Family Bathroom**  
2.36m x 2.03m (7'9 x 6'8)

Property construction: Standard  
Parking: Drive & Garage  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Council Tax Band: D  
Broadband type: Currently receiving 32mbps - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>  
Local Authority: East Staffordshire Borough Council  
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
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Draft details awaiting vendor approval and subject to change.  
EPC. Awaiting EPC inspection details to follow.







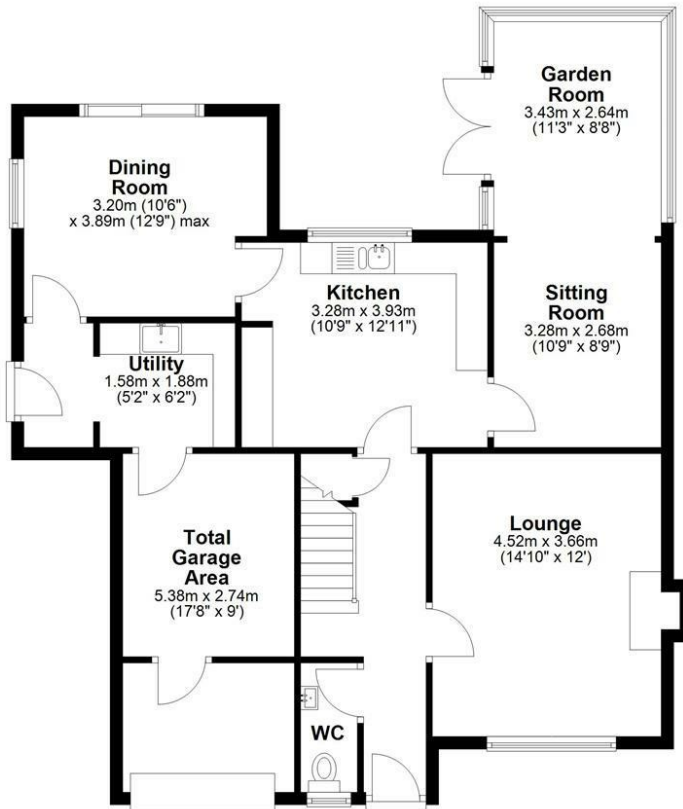




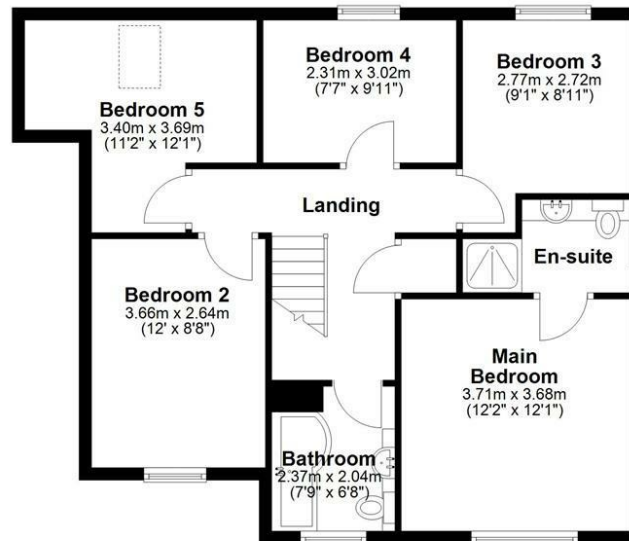




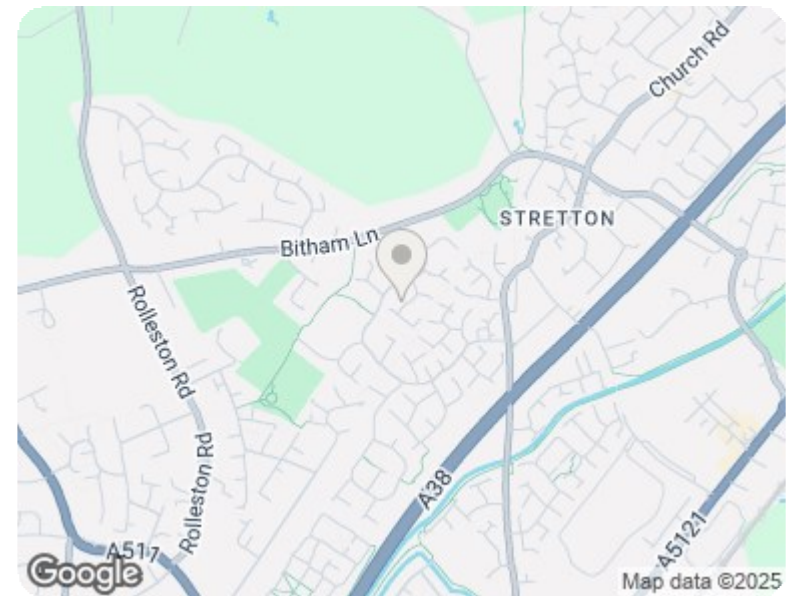
## Ground Floor



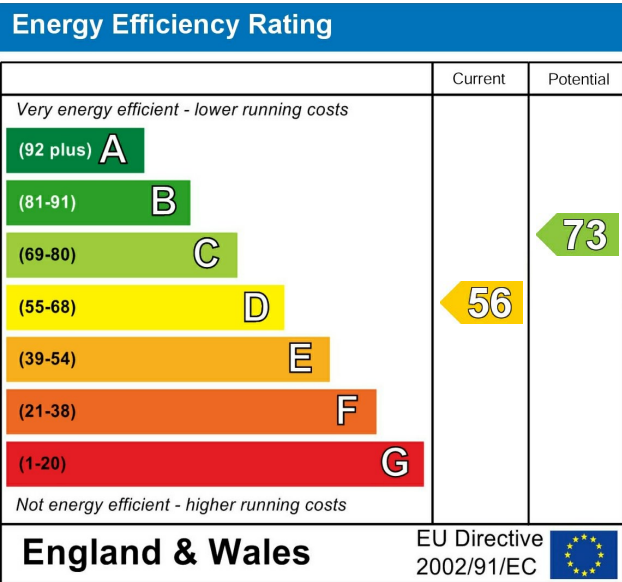
## First Floor



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 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.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

**Selective License Areas.** The Council’s Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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