



Park View Close, Stretton, Burton-On-Trent, DE13 0AQ

Nicholas  
Humphreys

£230,000

Park View Close is a modern and beautifully presented mid-townhouse located in a popular residential area close to the village of Stretton. Offering spacious and well-designed accommodation across three floors, this home is perfect for modern family living, having been re-furbished throughout.

The ground floor features a welcoming entrance hallway, a newly refitted kitchen with stylish grey units and a range of integrated appliances, a bright and airy lounge with French doors opening onto the landscaped rear garden, and a versatile guest cloakroom that also serves as a utility space.

The first floor offers two generously sized bedrooms, one overlooking the rear garden and the other to the front, along with a contemporary family bathroom. The top floor is dedicated to a large master bedroom suite with its own refitted shower room.

Outside, the property has a block-paved driveway. The rear garden is designed for low maintenance with artificial lawn, patio, and secure fenced boundaries, providing a private and relaxing outdoor space. With gas central heating and UPVC double glazing throughout, this is a fantastic opportunity to own a modern family home in a desirable location. Viewings are strictly by appointment only.



## The Accommodation

Park View Close is a modern mid-townhouse property set within a desirable and well-regarded residential area, conveniently located close to the village of Stretton. The home enjoys excellent transport links, with easy access to the A38, providing swift connections to Derby, Lichfield, and the nearby town of Burton-on-Trent.

Upon entering the property, you are welcomed into a reception hallway with a staircase rising to the upper floors. The ground floor boasts a newly refitted and stylish kitchen, featuring an extensive range of grey-fronted units, including base cupboards, drawers, quartz work tops above and wall-mounted cabinets. High-quality integrated appliances include a built-in dishwasher, fridge freezer, double oven, induction hob with extractor, microwave, and space for a dining table, all set beneath a front-facing UPVC double glazed window and illuminated by inset ceiling spotlights.

To the rear of the property is a spacious lounge, offering views over the landscaped garden and access via UPVC French patio doors. A contemporary feature fireplace with a media recess above adds a focal point, and a double radiator provides warmth and comfort. Also on the ground floor is a guest cloakroom which combines utility space, including a low-level WC, hand wash basin, space and plumbing for a washing machine, complementary tiling, and useful wall-mounted storage.

The first floor presents a double storage cupboard & two well-proportioned bedrooms. One overlooks the rear garden and includes a built-in storage cupboard, while the second bedroom, positioned at the front of the property, benefits from twin UPVC double glazed windows, storage cupboard and ample space. The family bathroom on this floor features a white three-piece suite with a WC, hand wash basin, and bath with mixer shower tap, all complemented by stylish wall tiling.

The entire top floor is dedicated to the impressive master bedroom suite, situated at the rear of the home. This generously sized bedroom is accompanied by an ensuite shower room, complete with a WC, glass-screen shower enclosure, hand wash basin with drawer beneath, and complementary tiling. A front-facing UPVC window brings in natural light, and a built-in cupboard houses the gas central heating boiler.

Externally, the property occupies a private position with shared driveway access leading to two allocated block-paved parking spaces. The rear garden is designed for low maintenance, featuring artificial lawn, a tiled patio area, and fenced boundaries that ensure a good degree of privacy.

The property is fully UPVC double glazed and gas centrally heated throughout, offering a modern and well-maintained interior ideal for growing families, with generously sized bedrooms, high-specification bathrooms, and a contemporary kitchen and utility space.

Viewings are strictly by appointment only.

## Welcoming Hallway

### Re-fitted Kitchen

3.43m x 2.46m (11'3 x 8'1)

### Lounge

4.62m x 3.58m (15'2 x 11'9)

## Utility Combined Cloakroom

### First Floor

#### Bedroom Two

4.06m max x 3.58m max (13'4 max x 11'9 max)

#### Bedroom Three

3.58m x 2.21m (11'9 x 7'3)

#### Bathroom

2.01m x 1.83m (6'7 x 6'0)

### Second Floor

#### Master Bedroom

3.89m x 3.58m (12'9 x 11'9)

#### Shower Room

### Driveway & Garden

Property construction: Standard

Parking: Driveway (shared Access)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

Broadband type: 270 mbps - 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)

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

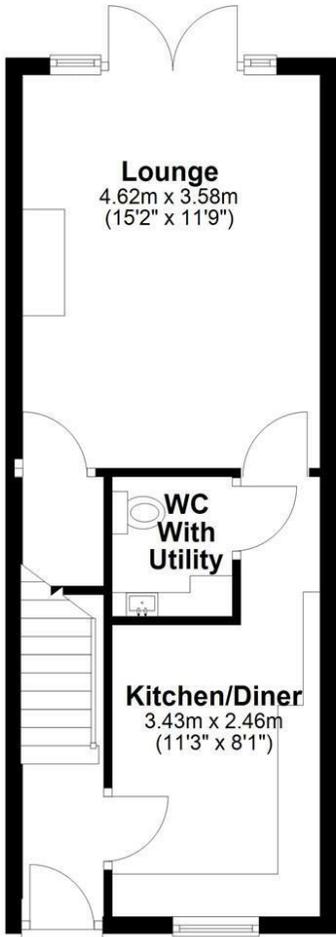
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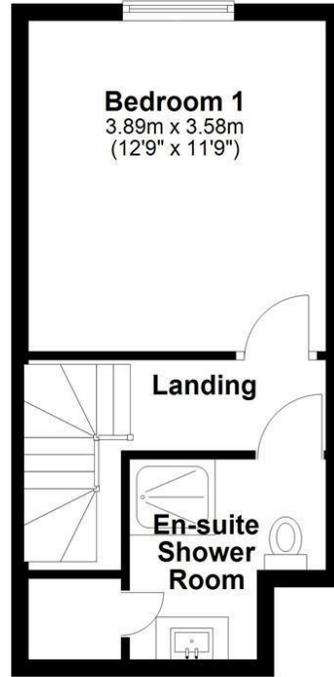
### Ground Floor



### First Floor



### Second Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	77	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

**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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