



Churchward Drive, Stretton, Burton-On-Trent, DE13 0AU

Nicholas
Humphreys

Asking Price £320,000

A modern and beautifully presented detached family home, occupying a desirable cul-de-sac position within the heart of Stretton village. The property is set back from the road with a decorative pressed concrete driveway, integral garage and landscaped gardens to front and rear.

The internal accommodation offers a welcoming reception hallway with guest cloakroom, a spacious lounge with walk-in bay window, and double doors through to the dining room with French doors opening onto the garden. The stylish fitted kitchen provides a range of integrated appliances, complemented by a separate utility area.

To the first floor is a generous master bedroom with dressing area and en suite shower room, along with two further double bedrooms and a modern family bathroom.

Externally the property enjoys a landscaped rear garden with Indian sandstone patios, pergola, and lawn, ideal for outdoor entertaining.

Located close to a wealth of local amenities including shops, bakery, public house and convenience stores, with excellent commuter links to the A38 and wider road networks.



The Accommodation

A modern detached residence, beautifully presented and occupying a desirable cul-de-sac position, set back from the road with a decorative pressed concrete driveway, single integral garage, and lawned front garden with side patio and gated access to the rear.

The home opens with a welcoming reception hallway accessed via a UPVC double-glazed entrance door, with single radiator, useful under-stairs storage cupboard, and staircase rising to the first floor. Internal oak doors lead to a guest cloakroom with WC and hand wash basin.

The lounge occupies the front aspect and is enhanced by a delightful walk-in bay window providing abundant natural light, complemented by LVT flooring, inset ceiling spotlights, radiators, and half-glazed double oak doors through to the dining room. Overlooking the rear garden, the dining room features French patio doors, radiator, and inset spotlights, with a door returning to the hallway.

The fitted kitchen, also positioned to the rear, boasts a ceramic 1.5 bowl sink unit set into woodblock preparation surfaces, with a wide range of base and wall units. Integrated appliances include oven, grill, fridge freezer, and wine cooler. Complemented by tiled flooring, inset ceiling lighting, and UPVC window, the kitchen is open plan to a utility area with concealed washing machine and tumble dryer, work surface, wall-mounted gas central heating boiler, and door to the rear garden.

On the first floor, a spacious landing with side window, loft access, airing cupboard housing the hot water cylinder and shower pump, provides access to three bedrooms and the family bathroom. The master bedroom, positioned to the front, benefits from a dressing area with fitted wardrobes and an en suite shower room with modern suite, shower enclosure, heated towel rail, and wall tiling. Two further double bedrooms overlook the rear aspect, while the family bathroom offers WC, hand wash basin, and panelled bath with shower over, finished with tiled flooring and half-height wall tiling.

Externally, the property enjoys a landscaped rear garden with Indian sandstone patio, lawn, fenced and walled boundaries, with an additional rear patio and pergola complete with lighting and power. The front driveway leads to the integral garage, equipped with up-and-over door.

The property sits within the heart of Stretton village, offering a wealth of local amenities including bakery, public house, and convenience stores, alongside excellent commuter links to the A38 and major road networks.

An internal viewing is strongly recommended to appreciate the high standard of accommodation on offer. Viewings strictly by appointment only.

Reception Hallway

Lounge

4.32m x 3.45m (14'2 x 11'4)

Dining Room

3.51m x 2.79m (11'6 x 9'2)

Kitchen

3.02m x 2.49m (9'11 x 8'2)

Utility Room

2.11m x 1.17m (6'11 x 3'10)

Guest Cloakroom

First Floor

Master Bedroom

3.51m max x 3.23m max (11'6 max x 10'7 max)

Dressing Area

2.03m x 1.57m to wardrobe (6'8 x 5'2 to wardrobe)

En-suite

2.16m x 1.85m (7'1 x 6'1)

Bedroom Two

3.56m x 3.28m max (11'8 x 10'9 max)

Bedroom Three

3.84m x 2.31m (12'7 x 7'7)

Bathroom

2.79m max x 2.03m max (9'2 max x 6'8 max)

Garage

5.03m x 2.69m (16'6 x 8'10)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

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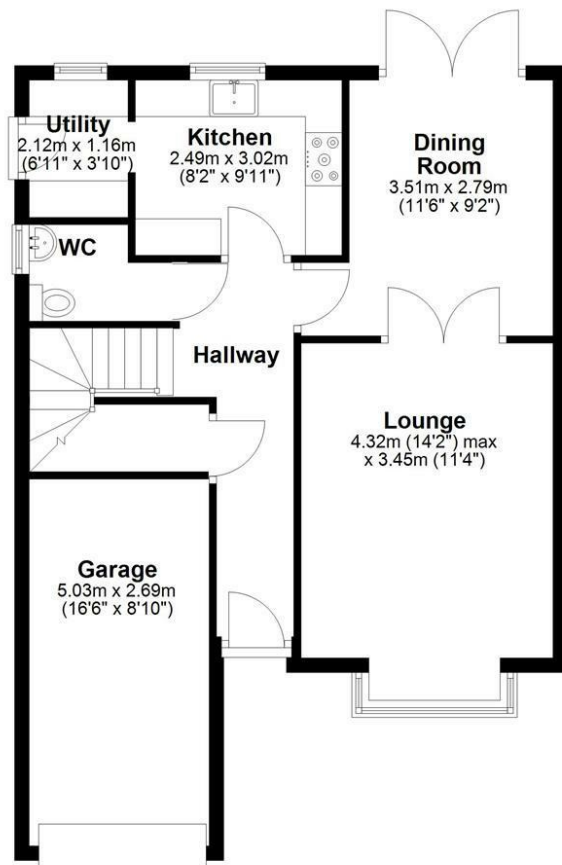
Draft details awaiting vendor approval and subject to change



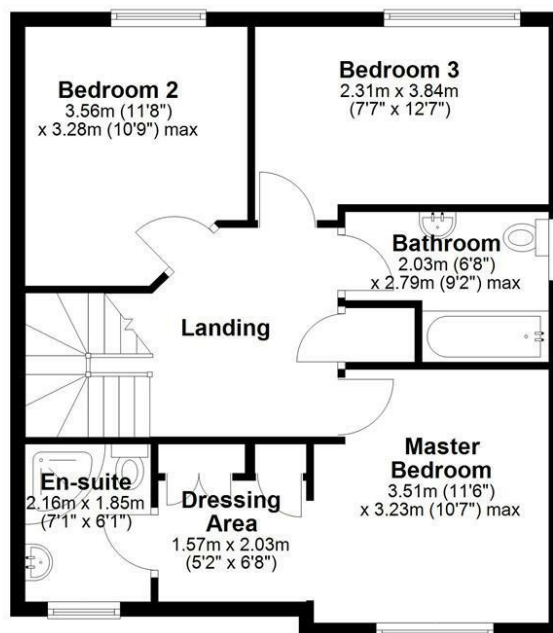




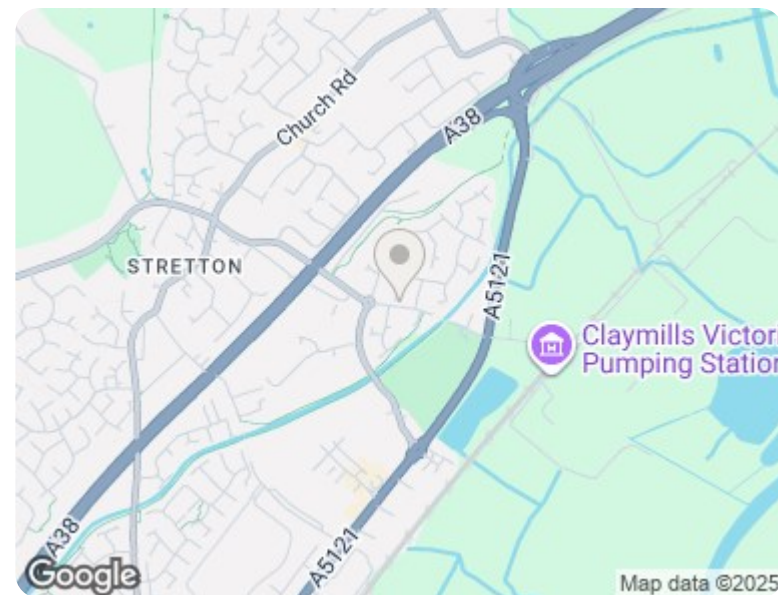
Ground Floor

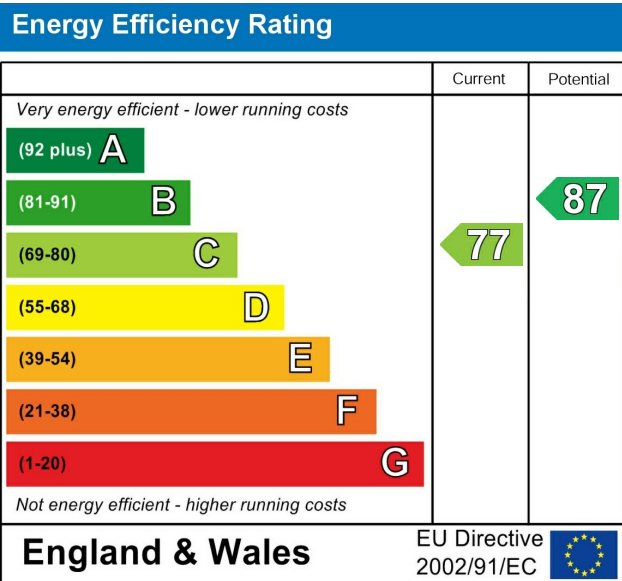


First Floor



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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.

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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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