



Guinevere Avenue, Stretton,
Burton-on-Trent



4



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Guide price £375,000



Key Features

- Stunning Detached Home
- Highly Regarded Residential Location
- Four Excellent Well Proportioned Bedrooms
- Beautifully Appointed Throughout
- Extensive Parking & Garage
- Master With Lovely En-Suite
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this impressive four bedroomed detached family home occupying a position on this ever popular modern development. Arranged over two floors the home in brief comprises:- impressive entrance hall, good sized main bay windowed sitting room, stunning open plan dining kitchen, utility, guest cloak room, on the first floor a landing leads to four well proportioned bedrooms, the large master bedroom has a lovely en-suite, and there is also a family bathroom. A driveway to the front provides extensive parking and leads to an attached garage. To the rear is a large patio and a landscaped enclosed mainly lawned garden.

Accommodation In Detail

Open Canopied Entrance

having Upvc obscure double glazed entrance door leading to

Impressive Entrance Hall 3.30m x 1.97m (10'10" x 6'6")

having staircase rising to first floor, useful understairs storage cupboard, fitted smoke alarm, one central heating radiator and high quality fitted Karndean flooring.

Large Front Sitting Room 3.29m x 4.5m extending to 5.06m

having Upvc double glazed walk-in bay window to front elevation with leaded glazing and one double central heating radiator.

Stunning Open Plan Kitchen Diner 6.59m x 3m extending to 3.65m

having a wonderful array of high gloss cream fronted base and wall mounted units with complementary rolled edged limed oak effect working surfaces, quality Neff appliances including

four ring induction hob, stainless steel extractor canopy, fridge/freezer and dishwasher, AEG double oven, concealed under unit lighting, low intensity spotlights to ceiling, one central heating radiator, high quality fitted Karndean flooring, useful understairs storage recess, Upvc double glazed window and Upvc double glazed French doors with double glazed lights to either side opening out onto the rear patio and garden beyond.

Utility Room 1.77m x 2.03m (5'10" x 6'8")

having fitted high gloss cream fronted base unit with stainless steel sink and drainer, work surface, one central heating radiator, fitted extractor vent, low intensity spotlights to ceiling, half obscure double glazed door opening out to rear garden.

Guest Cloak Room

having low level twin flush wc, wall mounted wash basin, obscure Upvc double glazed window to side elevation and one central heating radiator.

On The First Floor

Landing

having access to loft space, fitted smoke alarm, full height storage cupboard, one central heating radiator and airing cupboard incorporating pressurised hot water cylinder.

Master Bedroom 3.3m x 4.56m extending to 5.09m

having walk-in leaded double glazed bay window to front elevation, one central heating radiator and thermostatic control for the first floor heating system.

En-Suite

having low level twin flush wc, wall mounted wash basin, shower enclosure with thermostatically controlled shower, obscure Upvc double glazed window to front elevation, low intensity spotlights to ceiling, fitted extractor vent and heated chrome ladder towel radiator.

Bedroom Two 4.32m x 3.01m (14'2" x 9'11")

having Upvc leaded double glazed window to front elevation and one central heating radiator.



Bedroom Three 3.30m x 3.70m (10'10" x 12'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Four 2.96m x 3.01m (9'8" x 9'11")

having Upvc double glazed window to rear elevation and one central heating radiator.

Family Bathroom

having modern contemporary suite comprising panelled bath with fitted thermostatically controlled shower over together with glass and chrome screen, low level twin flush wc, wall mounted wash basin, heated chrome ladder towel radiator, fitted shaver point, low intensity spotlights to ceiling and obscure Upvc double glazed window to rear elevation.

Outside

The driveway to the front provides parking for up to three vehicles and leads to the garage. There is a mainly lawned fore garden. To the rear is an enclosed garden which is well screened by timber fencing, there is a large flagged patio which leads to raised borders and a mainly lawned garden beyond.

Services

All mains are believed to be connected.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

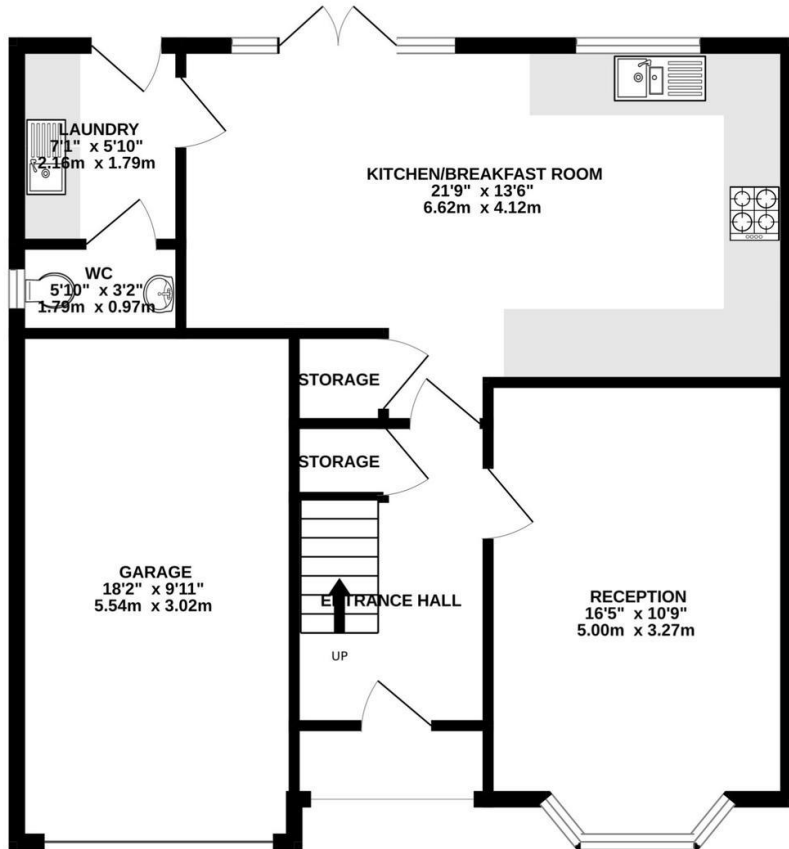
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

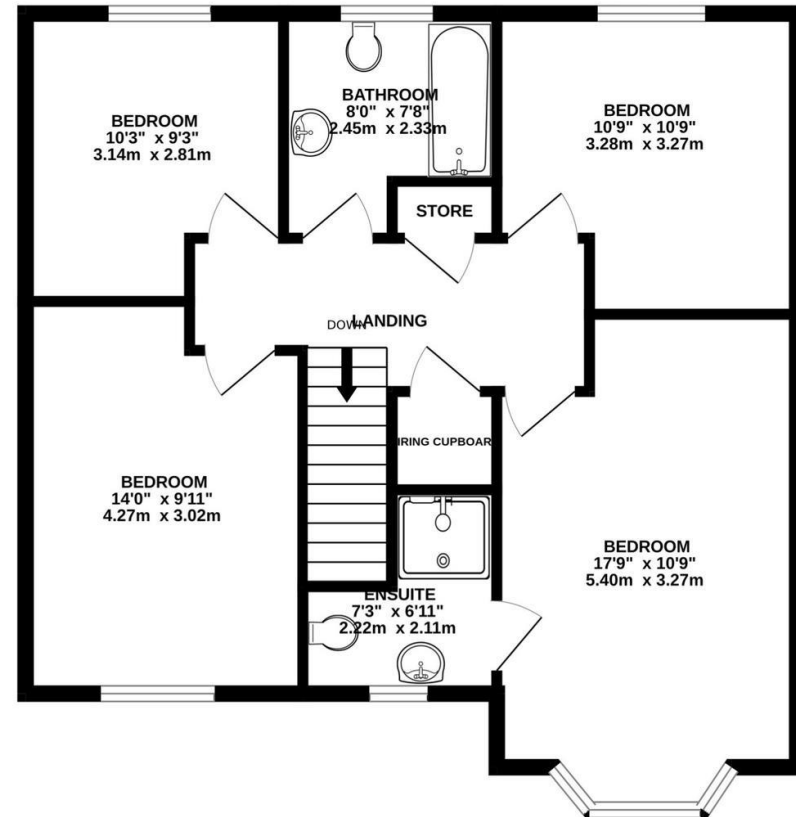




GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.

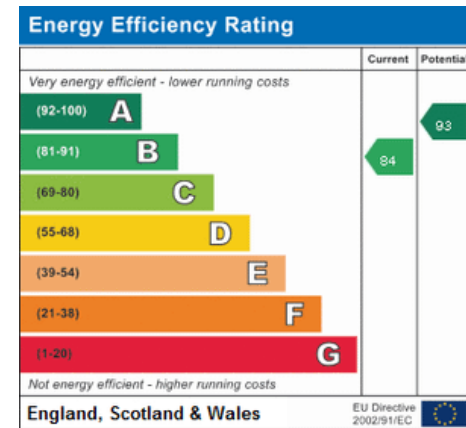
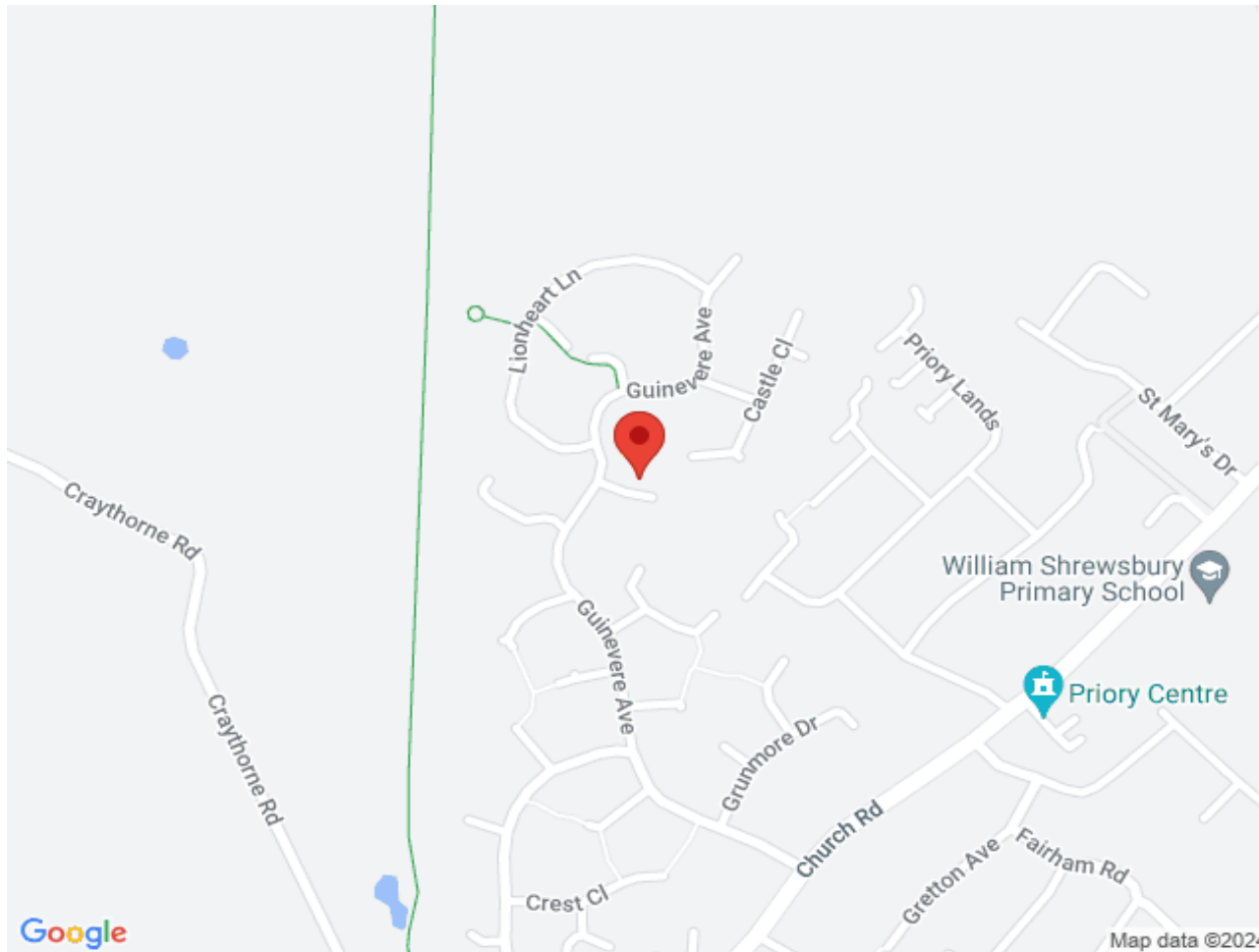


1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
59 Guinevere Avenue

