



Beech Drive, Stretton, Burton-on-Trent



3



1



2



Guide price £235,000



## Key Features

- Traditional Detached Home
- Highly Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- In Need Of Some Degree Of Up-Grading & Improvement Work
- Pleasant Enclosed Gardens
- Immediate Vacant Possession
- EPC rating D
- Freehold







Newton Fallowell are pleased to be able to offer for sale this well positioned three bedroomed detached home located in a popular and convenient location close to amenities and facilities. In brief the accommodation comprises: - side entrance hall, guest cloak room, bay windowed front sitting room, dining room, kitchen and on the first floor a landing leads to three bedrooms, the master bedroom having extensive fitted wardrobes, the second bedroom having been heavily extended and there is also a modern bathroom.

#### Accommodation In Detail

Obscure leaded double glazed entrance door with obscure leaded glazed light to side leading to:

#### Entrance Hall

having staircase rising to first floor, coving to ceiling and cupboard containing fitted gas meter.

#### Guest Cloak Room 2.25m x 0.75m (7'5" x 2'6")

having vanity wash basin, low level wc, obscure Upvc leaded double glazed window to side elevation and one central heating radiator.

#### Front Sitting Room 4.85m x 3.2m (15'11" x 10'6")

having Upvc leaded double glazed bow window to front elevation, one central heating radiator, coving to ceiling, fitted wall light points and feature stone fireplace with stone plinths to either side together with inset electric fire with marble backplate and hearth.

#### Small Lobby

having useful understairs storage cupboard and obscure sliding glazed doorway leading through to:

#### Dining Room 2.45m x 3.55m (10'7" x 11'7")

having one central heating radiator, coving to ceiling and Upvc double glazed patio doors opening out to the rear garden.

#### Extended Kitchen 5.35m x 2.25m (17'7" x 7'5")

having an extensive array of cream fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, six ring gas hob, electric double oven, fitted extractor canopy, Upvc double glazed tilt and turn window to rear elevation, tiling complement, one central heating radiator, wall mounted Worcester condensing combi gas fired central heating boiler and obscure leaded double glazed door to side elevation.

#### On The First Floor

#### Landing

having obscure leaded double glazed tilt and turn window to side elevation, access to loft space, coving to ceiling and useful overstairs storage cupboard.

#### Master Bedroom 2.94m x 6.11m (9'7" x 20'0")

having large Upvc double glazed tilt and turn window to rear elevation and two central heating radiators.

#### Bedroom Two 4.85m x 3.2m (15'11" x 10'6")

having large Upvc leaded double glazed tilt and turn window to front elevation, coving to ceiling and an extensive array of built-in wardrobes together with bedside drawers and kneehole dressing table.

#### Bedroom Three 1.91m x 2.86m (6'4" x 9'5")

having Upvc double glazed tilt and turn window to rear elevation.

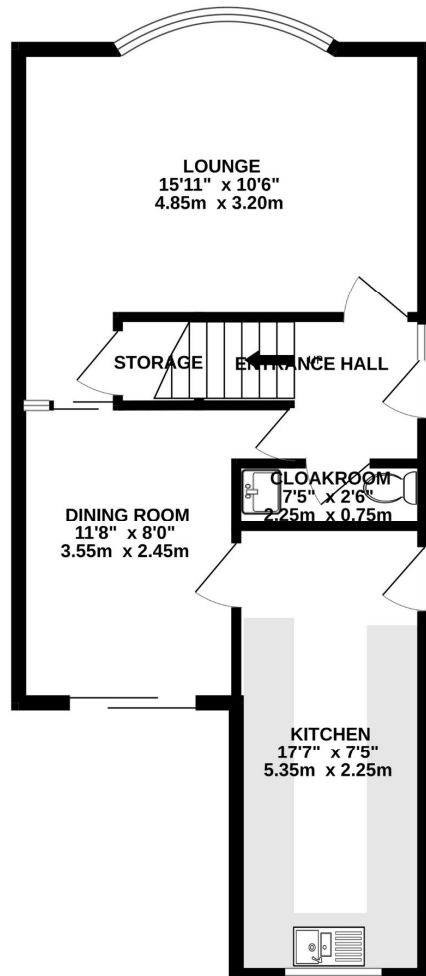
#### Bathroom 1.65m x 1.82m (5'5" x 6'0")

having modern suite comprising panelled bath with mixer tap and thermostatically controlled shower over, pedestal wash basin, low level wc, full tiling complement to walls, obscure leaded double glazed tilt and turn window to side elevation, one central heating radiator, fitted extractor vent and electric filament light/heater.

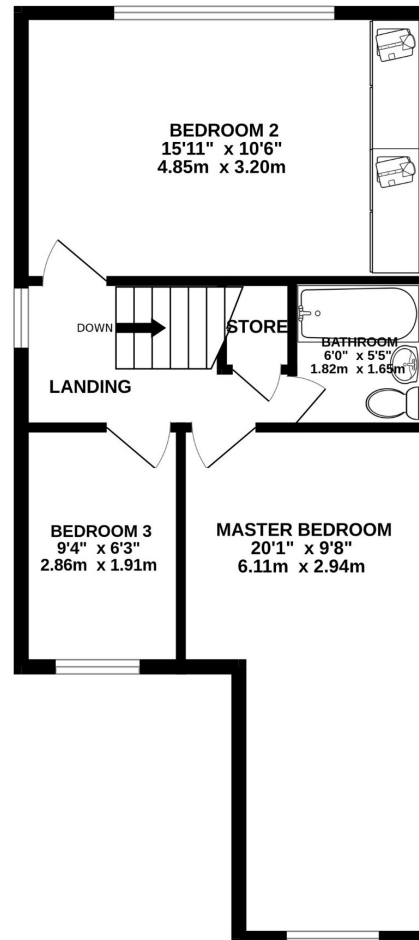
#### Outside

There is a hard landscaped forecourt which provides great possibility for further parking areas, a shared driveway leads to a garage with up and over door. To the rear is a pleasant enclosed garden which is mainly laid to lawn.

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.

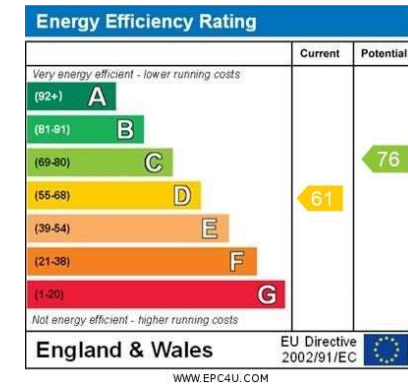
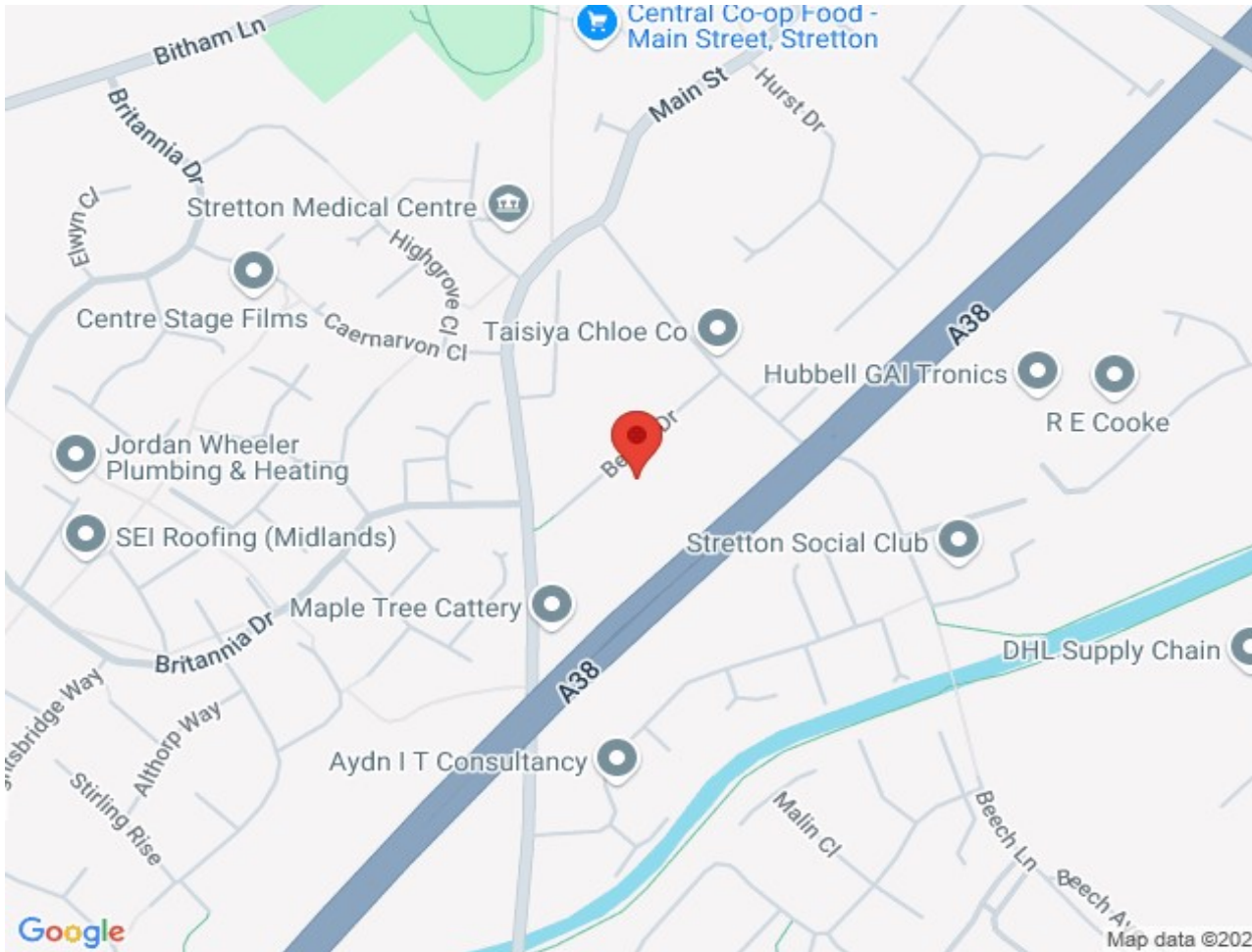


TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

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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### Services

All mains services are believed to be connected to the property.

### 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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.