



Elwyn Close, Stretton, Burton-on-Trent



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£340,000



Key Features

- Well Maintained Family Home
- Attractive Cul de Sac Location
- Double & Secondary Glazing
- Four Bedrooms
- En-Suite Bathroom
- Close to Schools & Amenities
- Air Filtration System
- EPC rating C
- Freehold





A well presented and maintained family home occupying a pleasant cul-de-sac location just off Bitham Lane. The property is very convenient for access to local schools and the comprehensive facilities offered within the village of Stretton. Occupied by the present owner for over 30 years, the property offers good sized and well proportioned accommodation which in brief comprises: - entrance porch, reception hall, elegant lounge, dining room, conservatory, kitchen, utility room, cloak room and on the first floor a landing leads to master bedroom with en-suite bathroom and fitted wardrobes, three further good sized bedrooms and a well appointed shower room.

To the front of the property there is a driveway and integral garage whilst to the rear there is a landscaped enclosed garden with a summer house.

Accommodation In Detail

Porch

having double glazed, double doors to the front and inner door opening into:

Entrance Hall

having one central heating radiator, wood effect laminate flooring and staircase rising to first floor with storage space under.

Lounge 4.46m x 3.94m (14'7" x 12'11")

having a full width bay to the front elevation, feature facing brick fireplace with a gas fire standing on a slate hearth, four wall light points, coving detail to the ceiling, glazed panelled door to the hall and glazed panelled sliding doors leading into:

Dining Room 3.9m x 3.52m (12'10" x 11'6")

having one central heating radiator, coving detail to the ceiling, sliding patio door to the conservatory and glazed panelled door leading into:

Kitchen 3.86m x 3.52m (12'8" x 11'6")

having sink with chrome mixer tap and filtered water tap set into a polished wood work top with tiled surround, base cupboards and drawers under, matching wall cupboards, tiled floor, one central heating radiator, window to the rear elevation and doors to the hall and utility room.

Utility Room 4.05m x 2.7m (13'4" x 8'11")

having stainless steel sink and mixer tap set into a work top with tiled surround, base and wall mounted cupboards, wall mounted boiler, window to the side elevation and half glazed door to the rear.

Cloakroom

having wc, washbasin set into a built in unit with cupboards under, tiled surround and window to side elevation.

Conservatory 3.76m x 2.52m (12'4" x 8'4")

having fitted blinds to ceiling & windows, glazing to three sides and double doors opening out to the rear garden.

On The First Floor

Landing

having one central heating radiator, airing cupboard and access to loft space.

Bedroom One 5.38m x 2.76m (17'8" x 9'1")

having a range of fitted furniture including two sets of wardrobes with mirrored doors and matching bedside drawers, window to front elevation, coving detail to the ceiling and one central heating radiator.

En-Suite

having panelled bath with shower over together with side screen, wc, bidet, wash basin, tiled surround, one central heating radiator and window to the rear elevation.



Bedroom Two 3.78m x 2.95m (12'5" x 9'8")

having one central heating radiator, window to the rear elevation and built in store cupboard.

Bedroom Three 4.97m x 2.68m (16'4" x 8'10")

having two sets of double wardrobes with cupboards over, matching bedside drawers, coving detail to the ceiling, window to the front elevation and one central heating radiator.

Bedroom Four 3.68m x 2.62m (12'1" x 8'7")

having one central heating radiator, window to the front elevation and large over stairs store cupboard.

Shower Room

having a twin sized walk in shower, wash basin, wc set into a built in unit, tiling to the walls, one central heating radiator, window to the rear elevation and Karndean tiled floor.

Garage 6.05m x 2.88m (19'10" x 9'5")

With an electric door.

Outside

To the front there is a blocked paved driveway and fore garden with mature shrubs and pedestrian access to the rear. To the rear there is a landscaped garden with paved areas and raised borders for ease of maintenance. There are a variety of established shrubs and plants and a summerhouse/shed.



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

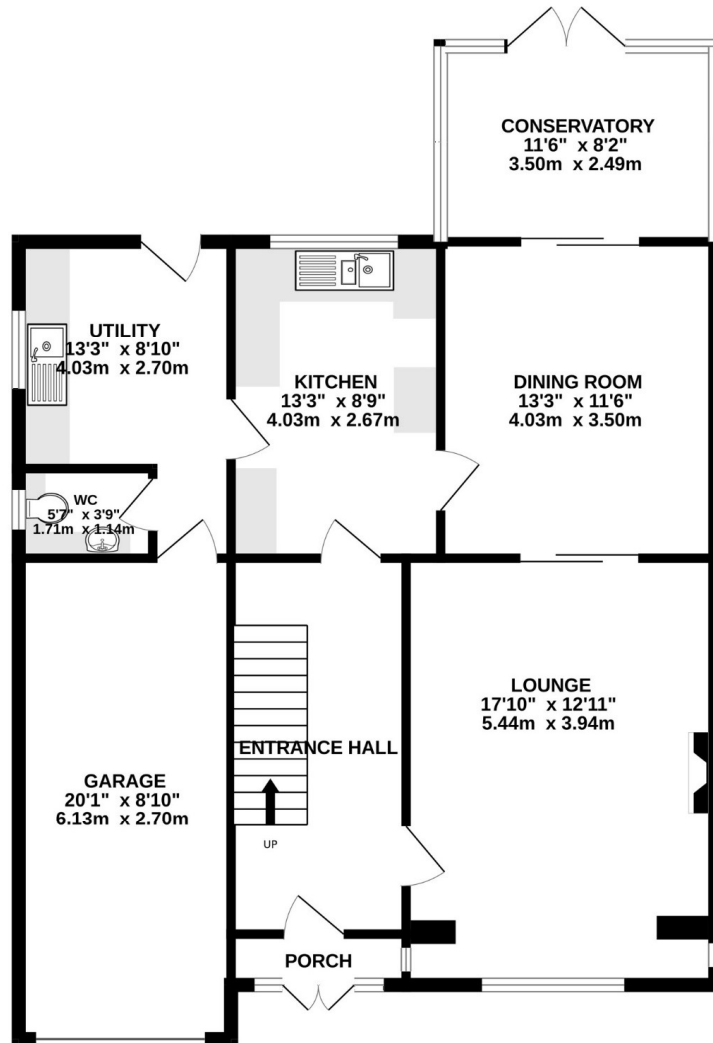
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

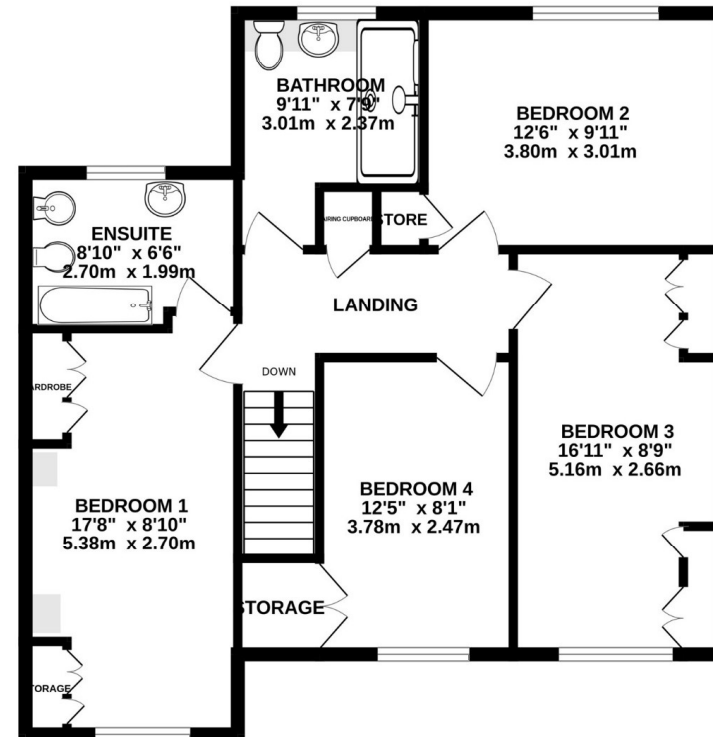
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



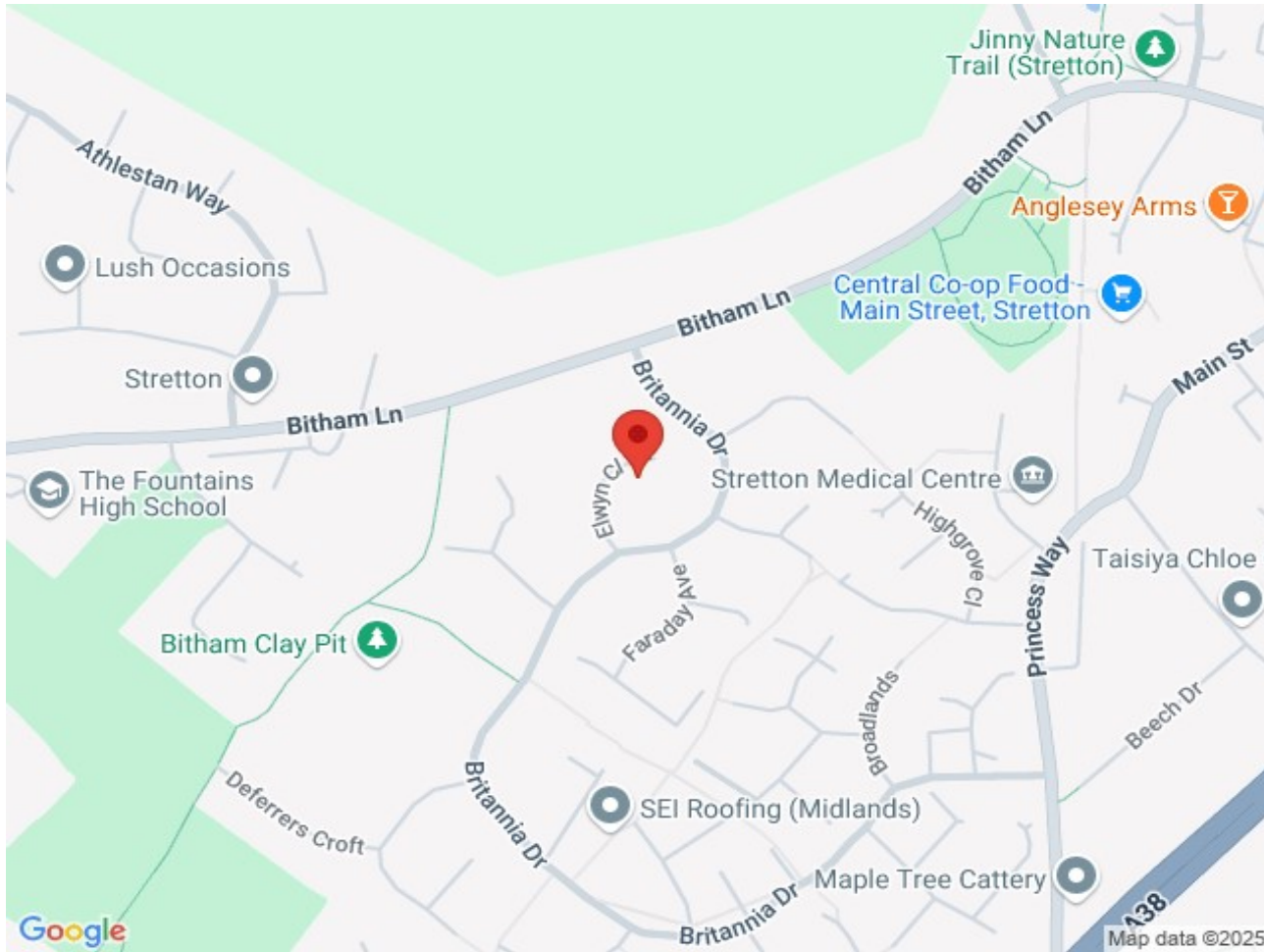
1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		