



Castle Close, Stretton, Burton-on-Trent

 4  3  2

£575,000



Key Features

- Impressive Four Bedroomed Detached Home
- Traditional 1930's Styled Home
- Lovely Small Development Abutting Open Ground
- High Level Internal Specification
- Close To A Good Array Of Amenities & Facilities
- Fabulous Open Plan Living
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this substantial period style modern home which occupies a cul de sac position adjacent to open ground. The home is beautifully presented throughout and provides spacious accommodation which comprises: - open canopied entrance, entrance hall, guest cloak room, large bay windowed sitting room, stunning open plan family living dining kitchen with utility off and boot room /store. On the first floor a landing leads to four well proportioned bedrooms, master and second bedroom both having en-suite facilities and family bathroom. Outside a sweeping driveway provides ample parking and leads to a double garage which has been converted to a store and boot room. To the rear is a landscaped garden offering good privacy with lawned and paved seating areas.

Accommodation In Detail

Open Canopied Entrance

having composite entrance door with leaded double glazed lights to either side leading to:

Entrance Hall

having Herringbone pattern quality LVT flooring, staircase rising to first floor, low intensity spotlights to ceiling, one central heating radiator and half timber panelling to walls.

Guest Cloak Room

having low level wc, vanity wash basin, one central heating radiator, low intensity spotlights to ceiling, quality fitted LVT flooring and fitted wall light points.

Front Sitting Room

having stunning feature cream Sandstone fireplace with matching hearth and inset electric fire, one double central heating radiator and walk-in bay window to front elevation.

Stunning Open Plan Living Dining Kitchen

having Herringbone pattern LVT flooring throughout and featuring:

Living Area 3.53m x 3.94m (11'7" x 12'11")

having panelling to wall, Upvc double glazed window to rear elevation, one double central heating radiator and low intensity spotlights to ceiling.

Dining Area 4.51m x 3.45m (14'10" x 11'4")

having one central heating radiator, useful understairs storage cupboard, low intensity spotlights to ceiling and double glazed French doors with double glazed lights to either side leading out to the rear garden.

Kitchen Area 2.8m x 3.97m (9'2" x 13'0")

having a range of light grey base and wall mounted units with complementary rolled edged solid granite cream working surfaces with iridescent fleck, AEG double oven, six ring gas hob with extractor over, twin stainless steel sink, integrated dishwasher, full height larder fridge and integrated freezer,

Utility Room 1.88m x 1.84m (6'2" x 6'0")

having matching range of units, plumbing for washing machine, cupboard housing gas fired central heating boiler, stainless steel sink and draining unit set within a cream granite work surface, one central heating radiator, half obscure composite double glazed door to rear elevation and fitted extractor vent.

Storage Room 5.04m x 2.2m (16'6" x 7'2")

having a wealth of fitted storage and courtesy access door to garage area.

On The First Floor



Large Galleried Landing

having Upvc leaded double glazed window to front elevation, one central heating radiator, low intensity spotlights to ceiling and fitted smoke alarm.

Master Bedroom

having Upvc double glazed walk-in bay window to front elevation and range of triple mirror fronted wardrobes.

En-Suite Shower Room

having suite comprising low level over-sized shower tray, wall mounted wash basin, low level wc, fitted shaver point, low intensity spotlights to ceiling, fitted extractor vent, heated ladder towel radiator, obscure Upvc double glazed window to side elevation.

Bedroom Two 4.12m x 3.01m (13'6" x 9'11")

having mirror fronted double wardrobes, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite Shower Room

having suite comprising over-sized shower enclosure, wall mounted wash basin, low level wc, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, fitted shaver point and extractor vent.

Bedroom Three 3.13m x 3.55m (10'4" x 11'7")

having Upvc double glazed window to rear elevation, one central heating radiator, low intensity spotlights to ceiling and built-in mirror fronted wardrobes.

Bedroom Four 2.57m x 3.6m (8'5" x 11'10")

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

Bathroom

having three piece whit suite comprising panelled bath with shower over, wall mounted wash basin, low level wc, Upvc double glazed window to front elevation, heated chrome ladder towel radiator, fitted extractor and shaver point.



Outside

A tarmacadam driveway provides parking for numerous vehicles and leads to an attached garage. The main fore garden features mainly lawns.

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.

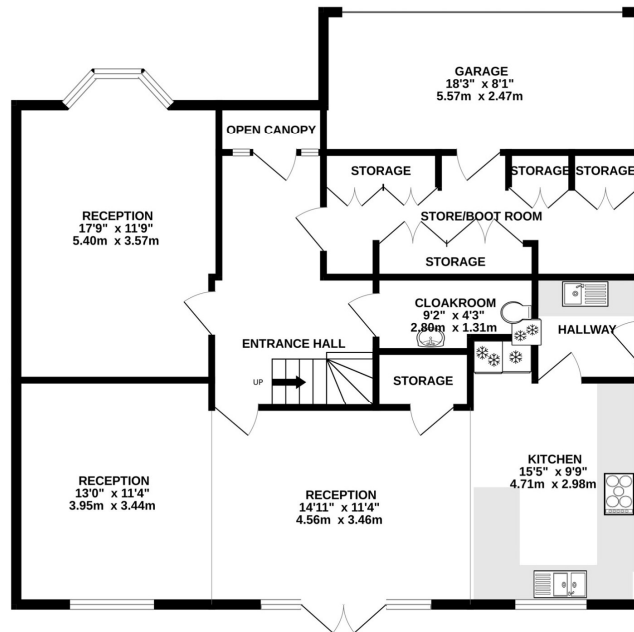
Note

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.

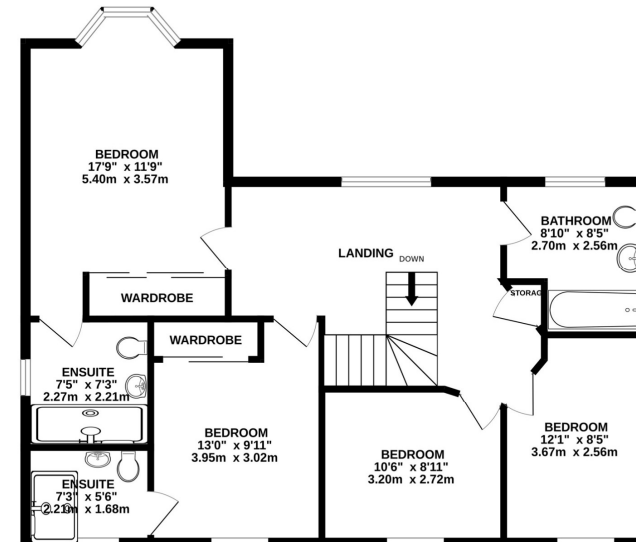




GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 2000 sq.ft. (185.8 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.

