



Malin Close, Stretton, Burton-on-Trent



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£260,000



Key Features

- Appealing Family Home
- Great Location Close To Shops & Facilities
- Pleasant Cul De Sac Location
- Excellent Accommodation Over Three Floors
- Four Bedrooms
- Master Bedroom With En-Suite
- EPC rating B
- Freehold





A particularly attractive modern family home situated on this peaceful cul de sac. Less than 100 yds from the Trent & Mersey Canal the property is convenient for the excellent range of amenities and facilities offered within the village of Stretton, being just 1/2 mile from the property. The property is also very convenient for access to the A38. The accommodation in brief comprises: - reception hall, cloak room, dining kitchen with fitted appliances and lounge. On the first floor a landing leads to three bedrooms and bathroom and on the second floor there is a generous master bedroom with en-suite. Externally there is parking for two vehicles to the front and an enclosed rear garden together with a shed.

Accommodation In Detail

Entrance door leading to:

Reception Hall

having one central heating radiator, recessed ceiling lights, stairs rising to first floor and understairs store cupboard.

Guest Cloak Room

having wc, wash basin, one central heating radiator and window to front elevation.

Lounge 5.06m x 3.08m (16'7" x 10'1")

having wood effect flooring, feature panelling to one wall, one central heating radiator, window to rear elevation and double French doors to rear.

Dining Kitchen 4.65m x 2.9m (15'4" x 9'6")

having enamel sink with chrome mixer tap set into wood effect work top with complementary surrounds, range of gloss fronted base cupboards and drawers, integrated dishwasher, appliance space for washing machine, integrated fridge/freezer, matching wall mounted cupboards, extractor canopy, four ring gas hob with oven under, window to front elevation and one central heating radiator.

On The First Floor

Landing

leading to:

Bedroom Two 3.69m x 2.93m (12'1" x 9'7")

having one central heating radiator window to front elevation and feature panelling to one wall.

Bedroom Three 4.07m x 2.94m (13'5" x 9'7")

having one central heating radiator and window to rear elevation.

Bedroom Four 3.1m x 2.04m (10'2" x 6'8")

having one central heating radiator and window to rear elevation.

Bathroom

having three piece white suite comprising bath with shower over and tiled surrounds, wc, wash basin, recessed ceiling lights, wood effect flooring, window to rear elevation and one central heating radiator.

On The Second Floor

Landing

leading to:

Master Bedroom 6.36m x 3.96m (20'11" x 13'0")

having skylight to ceiling, window to front elevation and two central heating radiators.

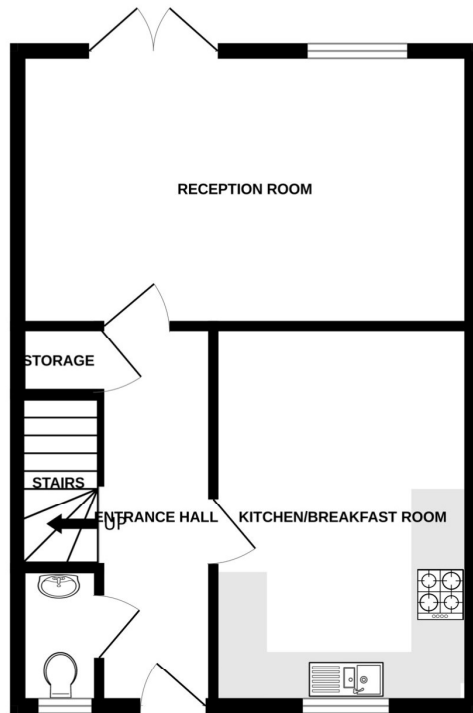
En-Suite Shower Room

having corner shower cubicle, wc, wash basin, skylight, recessed ceiling lights and one central heating radiator.

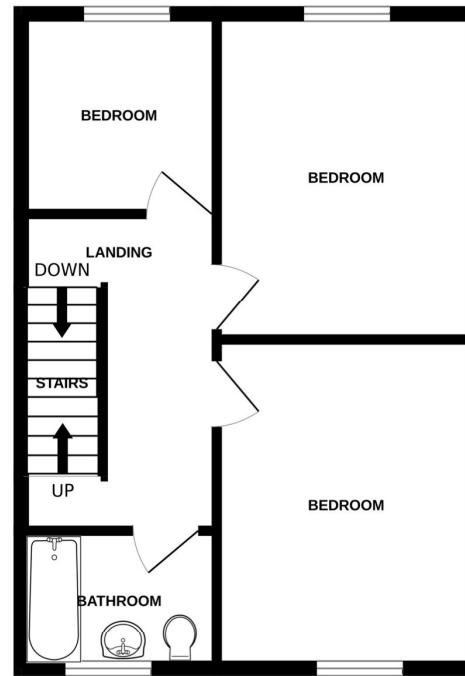
Outside

To the front of the home is off road parking for two vehicles. To the rear is an enclosed garden with a large patio area, grassed area, raised borders and a good sized shed.

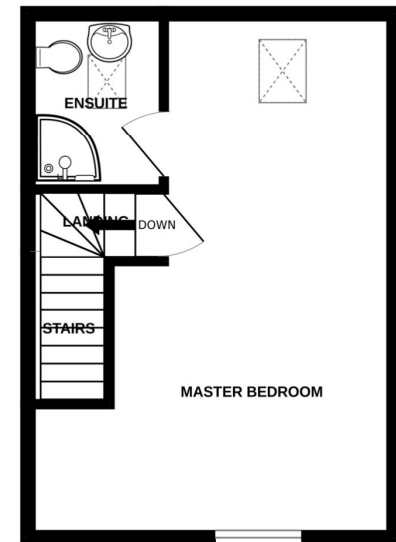
GROUND FLOOR



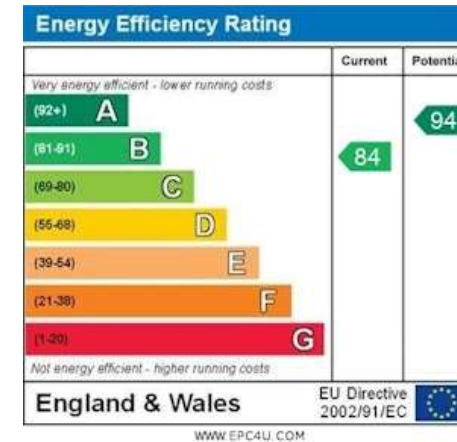
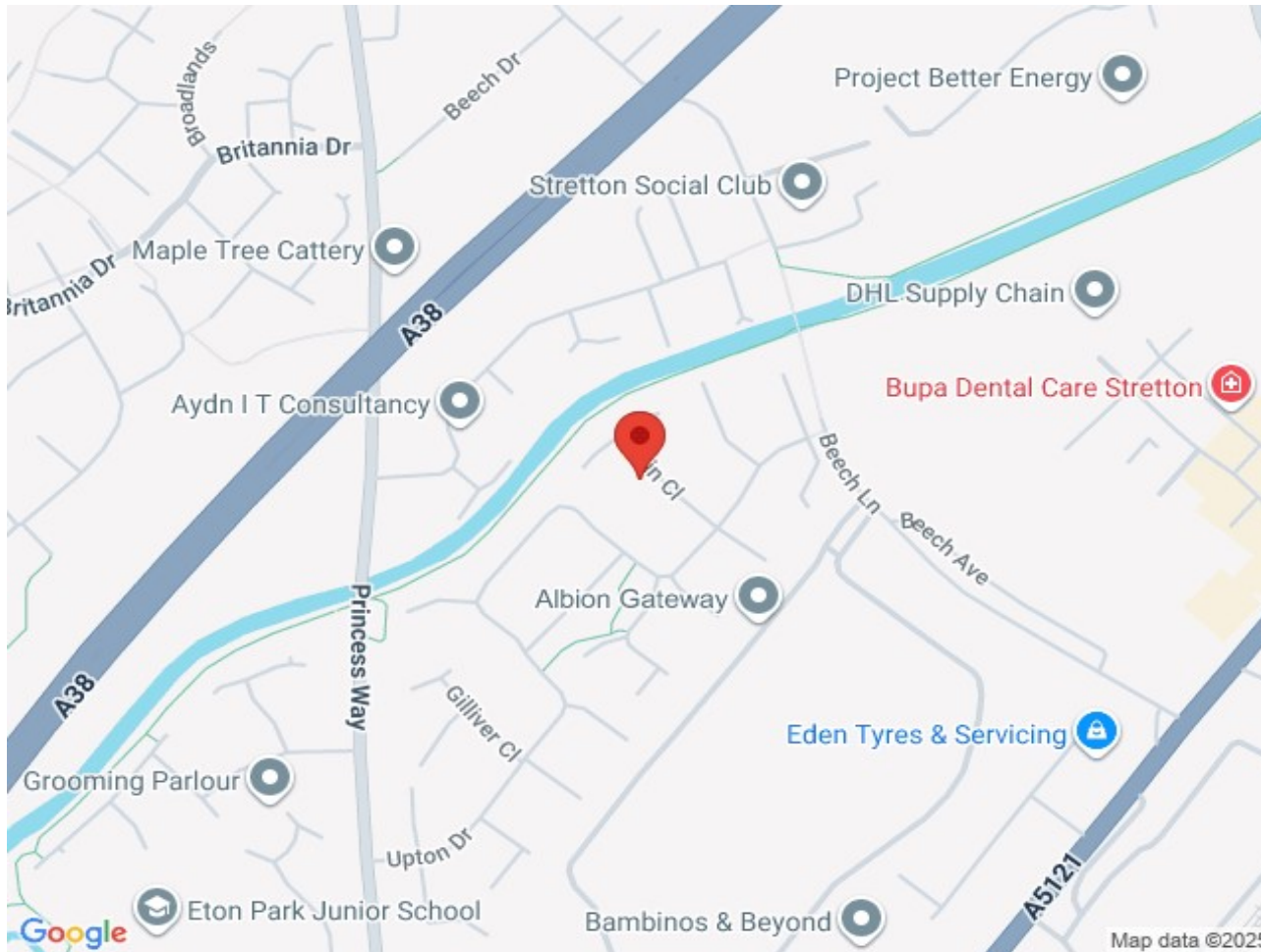
1ST FLOOR



2ND FLOOR



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.

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