



Church Road, Stretton, Burton-on-Trent



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Asking Price £380,000



Key Features

- Substantial & Traditional Family Home
- Prime Residential Location
- Exceptionally Well Appointed Accommodation
- Four Double Bedrooms
- Two Bathrooms/Shower Room
- Three Reception Rooms
- EPC rating D
- Freehold





Superbly presented family home in this well established and well regarded residential location. The property has been extremely well extended and modernised to provide very generous family accommodation complementing the mature plot. Situated close to local shops and schools the property in brief comprises: - entrance lobby with guest cloak room, impressive open plan dining kitchen with French door to rear garden, snug/study, lounge, living room, on the first floor a landing leads to a master bedroom with a well appointed en-suite suite, three further double bedrooms and a well appointed bathroom. Externally there is ample car standing to the front and a well established garden to the rear together with patio and summerhouse.

effect flooring and Upvc door leading to rear patio with adjacent window.

Dining Area

having wood effect flooring, one central heating radiator, coving to ceiling, understairs cupboard and part glazed door to inner hallway.

Living Room 6.7m x 2.77m (22ft x 9.1ft)

having one central heating radiator, wood effect flooring, dado rail, modern marble feature fireplace and hearth, window to side elevation, door to side and Upvc door leading out to rear garden with an adjacent window.

Lounge 3.98m x 3.25m (13.1ft x 10.7ft)

having ornate feature fireplace with polished wood surrounds, tiled inserts and hearth together with living flame fire, coving to ceiling, bay window to front elevation and tubular upright radiator.

Inner Hallway

having feature window to study and staircase rising to first floor.

On The First Floor

Landing

having one central heating radiator and window to side elevation.

Bedroom One 3.97m x 3.49m (13ft x 11.4ft)

having cast feature fireplace, one central heating radiator, window to front elevation and overstairs store area.

En-Suite 2.31m x 2.75m (7.6ft x 9ft)

having walk-in shower area with aqua boarding, wood effect flooring, tiling to walls, wc with concealed cistern and adjacent cupboards, wash basin set into vanity unit with cupboards under, one central heating radiator, ladder style radiator and window to front elevation.

Accommodation In Detail

Upvc entrance door with glazed insert leading into:

Entrance Lobby

having wood effect flooring and one central heating radiator.

Cloak Room

having modern wc unit, integrated wash basin with cupboard under, tiling to floor and walls, ladder style radiator, recessed ceiling light and window to side elevation.

Dining Room/Study 2.74m x 3.54m (9ft x 11.6ft)

having one central heating radiator, window to front elevation and part glazed door to hallway.

Dining Kitchen 7.81m x 3.96m (25.6ft x 13ft)

featuring

Kitchen Area

having acrylic sink with copper mixer tap set into work top with bronzed splashback, base cupboard and drawers, matching wall mounted units, peninsula bar to dining area, four ring gas hob with extractor canopy over, built-in oven and grill, wood





Bedroom Two 4.36m x 3.35m (14.3ft x 11ft)

having built-in wardrobes to one wall with mirror fronted doors, one central heating radiator and window to rear elevation.

Bedroom Three 4.27m x 2.72m (14ft x 8.9ft)

having one central heating radiator, built-in double wardrobe and window to rear elevation.

Bedroom Four 3.83m x 2.73m (12.6ft x 9ft)

having one central heating radiator and window to side elevation.

Bathroom

having shaped bath with shower over together with glazed side screen, wc, wash basin with vanity unit under, ladder style radiator, tiling to walls, wood effect flooring and natural roof light.

Outside

There is a tarmac frontage providing ample car standing/turning. To the rear is a patio area, shaped lawn, well established flower borders with variety of shrubs and plants, a further patio area to the rear and 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.

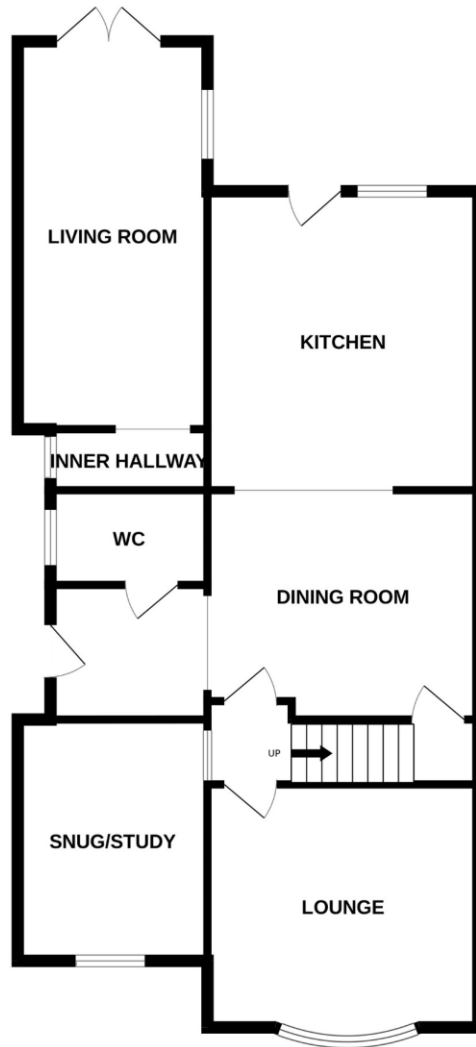
Note

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.

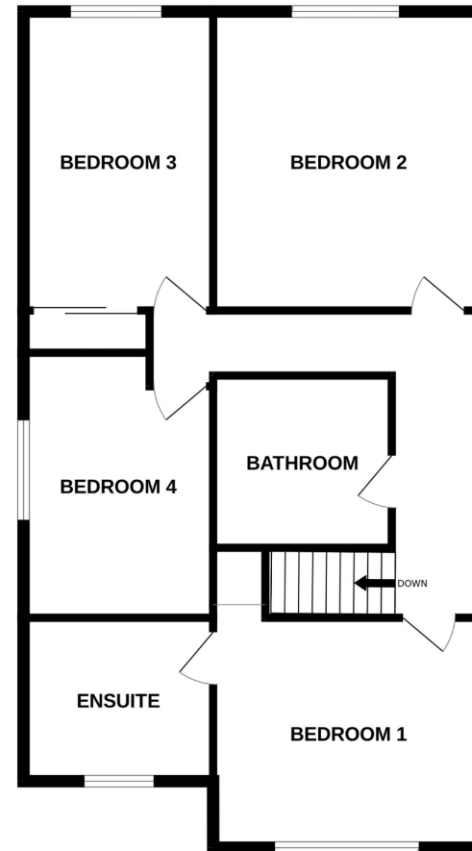




GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.

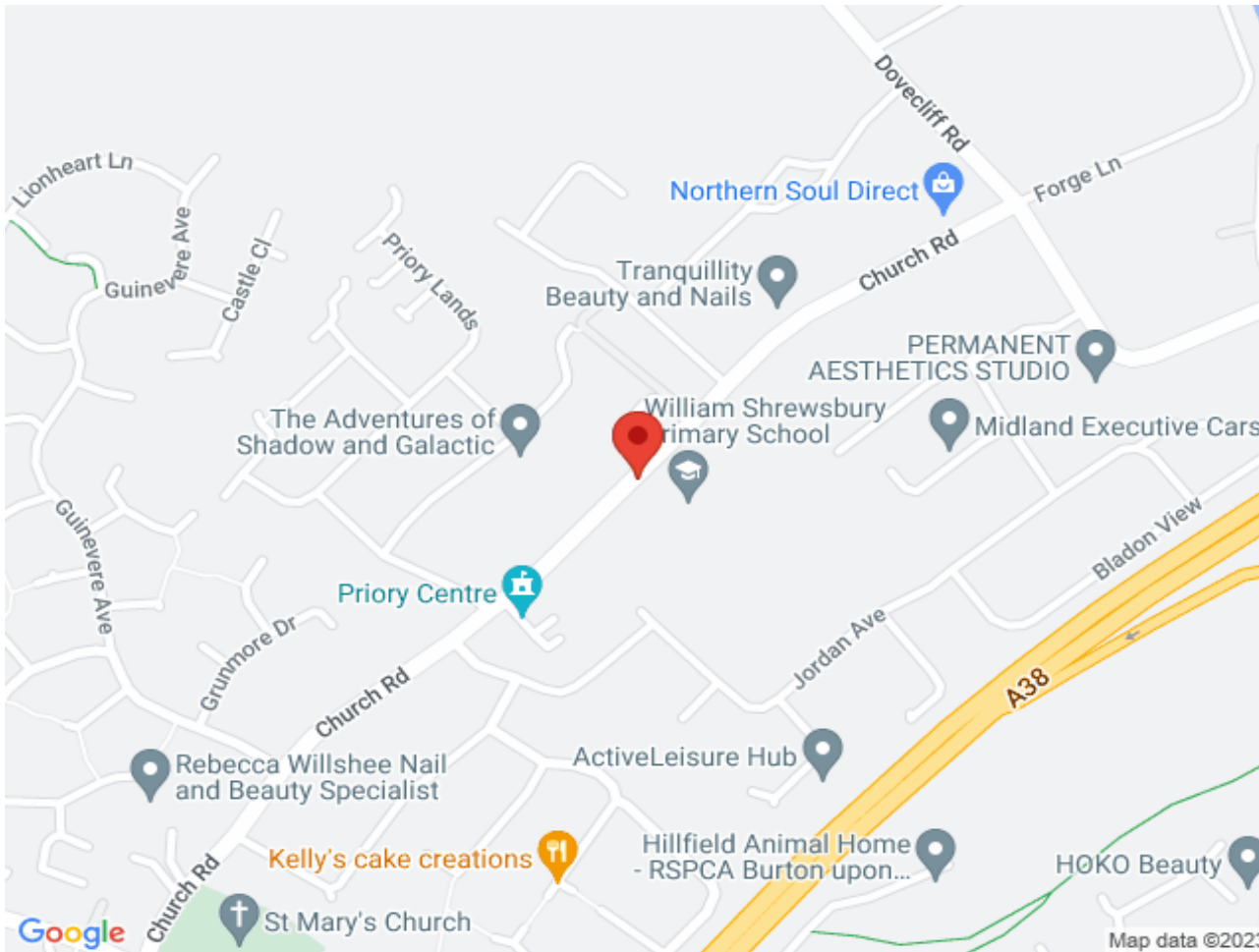


1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.6 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		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
79 Church Road