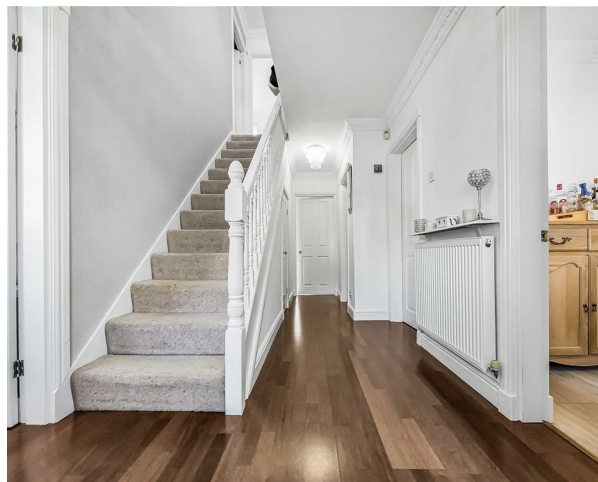




Goodwood Close, Stretton, DE13 0FP

Offers Over £355,000



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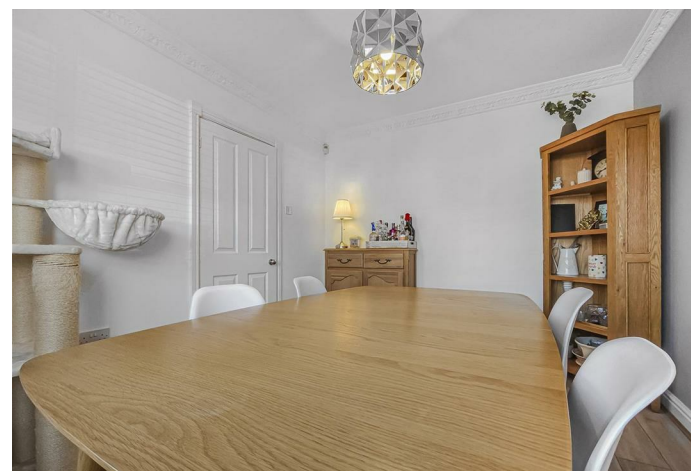
Offers Over £355,000

Welcome to this large 4-bedroom detached family home located in the sought after area of Stretton, just off Athlestan Way. The property occupies a fantastic location on a landscaped plot on a quiet development with an established community. Set away from the main road with no thoroughfare, the home is still near to a range of amenities, and just a 2-minute drive from the A38, with easy access to the M1. Just up the road is the Stretton Precinct where you will find a pharmacy, Birds Bakery, Morrisons Daily, hairdressers, Chinese takeaway, Indian takeaway, card shop, as well as a nearby vets and large Cooperative Store. The home is also in the catchment area for a range of popular primary and secondary schools.

The property is in outstanding condition, and in brief the property comprises of; welcoming entrance hallway, spacious lounge, dining room, study, and a modern and well-appointed breakfast kitchen with centre island. There is also a cloakroom WC. On to the first floor you will find four double bedrooms, including exceptionally sized master with a large ensuite, as well as the luxurious family bathroom.

APPROACH

From the quite cul-de-sac road, and through the driveway, the home is accessed via a UPVC part glazed door through porched area. On the way inside you will pass a well-kept lawned area, beside the tarmac drive and the garages can be seen at the end of the driveway. Notable is how grand the property looks from the road, and how quiet the area is with its small community that has been embedded over many years as people rarely leave the area.



HALLWAY

The hallway is welcoming and despite being modern in design, it feels rustic with solid oak flooring complimenting the decorative coved ceilings. From here you can access the staircase to the first floor complete with spindled balustrade, as well as doors to the study/snug, the dining room, spacious lounge, and the breakfast island kitchen. There is also convenient understairs storage.

BREAKFAST KITCHEN 15'8" X 13'9" (4.80M X 4.20M)

The breakfast kitchen is as well designed as it is presented, with the island being the centre-piece. In here you will find a range of high-quality wall and base units, including a larder and an integral fridge set into the island. There are composite laminate work surfaces, all set below stylish downlighting to the ceiling. The floor is black stone effect tile, and there is a pattern tile splash back. The room has dual aspect window and door to the rear elevation letting in ample natural light. Appliances include an electric range cooker with gas hob, cooker hood, as well as sink with mixer tap. There is currently an American style fridge freezer.

LOUNGE 17'3" X 10'11" (5.28M X 3.35M)

The Lounge is cosy yet sizeable, the feeling of space made greater by the large French doors to the rear elevation, perfect for entertaining guests or relaxing. The room is tastefully decorated, and the flooring is smoked oak laminate. The decoratively coved ceiling, again creating a feel of luxury.

DINING ROOM 11'11" X 9'5" (3.65M X 2.88M)

Across the hallway is a well sized dining room boasting a large bay window to the front elevation. The Dining Room is particularly well-proportioned, with room for a large eating area, and plenty of logistical space. As with the lounge the ceilings have Georgian style decorative

coving, adding to its charm. The room has smoked oak laminate flooring.

STUDY / HOME OFFICE 11'0" X 7'7" (3.37M X 2.32M)

The study/home office, is currently used as a snug, which is really cosy, with large window to the front elevation for natural light. The solid oak flooring continues into here from the hallway, and once again the Georgian style decorative coving sets the feel of the room.

CLOAKROOM WC

Completing the ground floor accommodation is a cloakroom WC, with low-level WC, wash hand basin with tiled splashback, and coat hooks for convenience.

LANDING

To the first floor there is a spacious landing, the spindled balustrade continuing from the stairs making the space look elegant. The space is thick pile carpeted, with further Georgian coving and has doors leading off to four double bedrooms, the family bathroom as well as the walk-in airing cupboard.

MASTER BEDROOM 12'7" X 11'8" (3.86M X 3.58M)

The master is a generous double with walk-in double wardrobes providing plenty of storage. The room has a feature wall, as well as plush carpeting. The en-suite is especially large, and benefits from WC, hand-wash, as well as walk-in corner shower with glass screen. The flooring is quality vinyl.

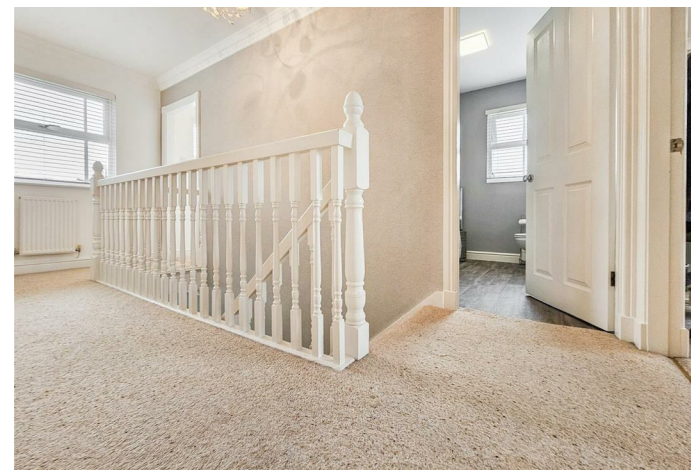
BEDROOMS

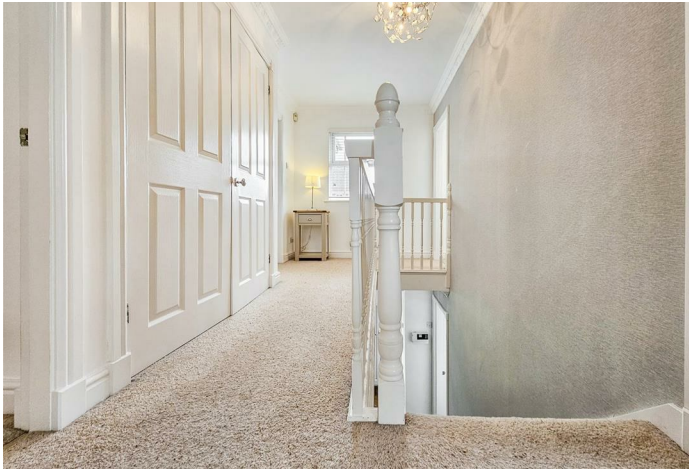
The further 3 bedrooms are all double rooms, again with plush carpet, and feature walls. All have large UPVC windows for plenty of natural light.

Bedroom 2: 11'3" x 9'1" (3.45m x 2.78m)

Bedroom 3: 10'5" x 9'4" (3.18m x 2.87m)

Bedroom 4: 8'5" x 7'9" (2.57m x 2.37m)





FAMILY BATHROOM

The family bathroom includes 3-piece suite, plus shower over the bath tub. The room is modern in design and spacious in size.

DETACHED GARAGE 22'2" X 8'7" (6.78M X 2.62M)

The detached garage is larger than a standard single, and would be perfect for a range of uses, workshop, annexe, man cave or gaming room. There is an up and over front entrance door, sash window overlooking the gardens, and a further door which can be accessed from the rear of the property.

GARDEN

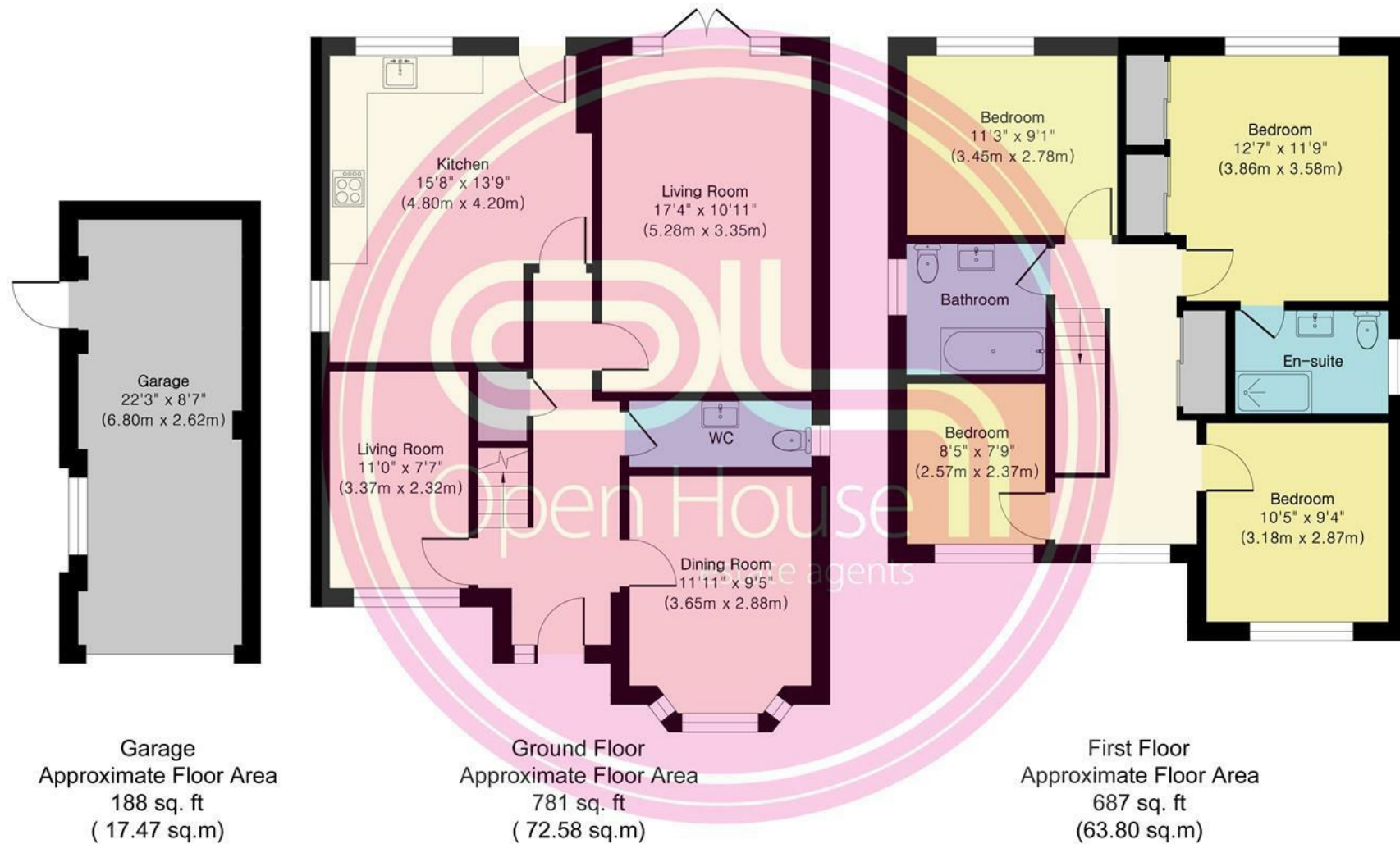
The rear gardens have both patio and lawned areas, with a hedge at the bottom of the garden ensuring that you are not overlooked. Further to this there is gated side access. The gardens are particularly well maintained and private.







Goodwood Close




Approx. Gross Internal Floor Area 1656 sq. ft / 153.85 sq. m

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

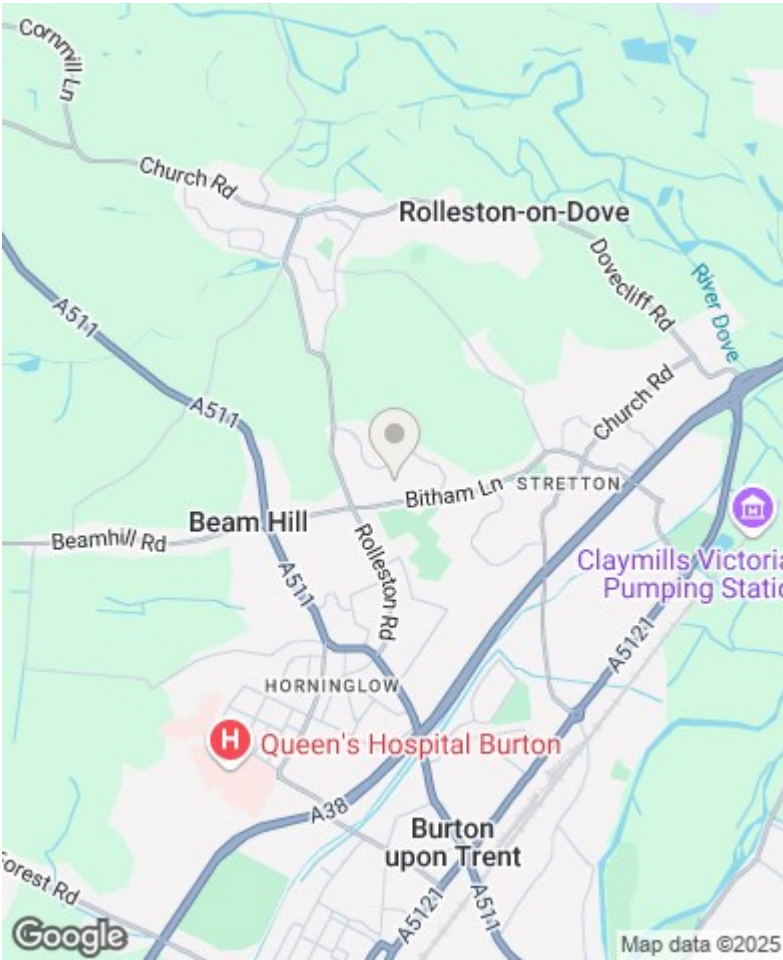
LOCAL AUTHORITY
East Staffordshire Borough Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

- PROPERTY SUMMARY
- 3 RECEPTION ROOMS
 - Cul-de-sac in Stretton villiage
 - Spacious and modern family home
 - Large detached garage
 - Welcoming reception hallway
 - Island breakfast kitchen
 - Nearby sought-after schools
 - Georgian style decorative coving
 - 2 minutes drive to the A38
 - Well-kept rear gardens



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