



Severn Close  
Stretton BURTON-ON-TRENT



# Severn Close Stretton BURTON-ON-TRENT DE13 0YB

for sale  
**£350,000**



## Property Description

Burchell Edwards are proud to present this exquisitely finished and spacious 3 bedroom detached family home, on a much sought-after estate in the desirable village of Stretton, Burton-On-Trent. With a number of local amenities and excellent schooling within easy reach, Stretton is also a short drive to town centre shopping and well-connected with main transport links to the cities of Derby and Birmingham in either direction.

This sizeable family home is well positioned at the end of the cul-de-sac, neighbouring a green common with mature trees to one side. Driveway parking offers space for 2 vehicles in front of an adjoining single garage, as well as further parking on a gravel space at the front garden. Gated side access leads around to a landscaped rear garden, with ambient outdoor lighting and luxurious patio area.

Entry via a the front leads to a separate hallway with guest cloakroom, leading off to the front reception room and down to the modern kitchen at the rear. The lounge truly sets off the characterful yet contemporary theme throughout the home. With ornate log burner and entry into separate dining room. The kitchen has been recently refitted, with modern units and sleek breakfast bar. Separate utility space adds the functionality, also leading out to the rear garden and into the rear of the garage.

## Entrance Hallway

Door to front elevation, tiled flooring vertical central heating radiator.

## Guest W.C

Double glazed window to front elevation, wash hand basin, W.C, storage, tiled flooring and tiling to splash prone areas.

## Lounge

16' 10" x 11' 9" ( 5.13m x 3.58m )  
Double glazed window to front elevation, double glazed french doors to dining room, central heating radiator, carpet, inset stove log burner and spotlights.

## Dining Room

Double glazed french doors to living room, double glazed bi fold doors to garden, carpet and central heating radiator.

## Kitchen

18' 8" x 9' 6" ( 5.69m x 2.90m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated microwave, gas hob, extractor, electric oven, integrated dishwasher and microwave, breakfast bar, pantry under stairs, spotlights, tiling to splash prone areas and vertical central heating radiator.

## Utility Room

.7' 8" x 7' 4" ( 2.34m x 2.24m )  
Open plan to kitchen, Double glazed door to rear, door to garage, a range of wall and base units, spotlights, tiled flooring, vertical central heating radiator and space and connections for washing machine.

## Landing

Loft access with wide opening and drop down ladders, airing cupboard housing central heating boiler, feature banister, spotlights and carpet.

## Bedroom One

11' 4" excluding built in wardrobes x 12' ( 3.45m excluding built in wardrobes x 3.66m )  
Double glazed window to rear elevation, central heating radiator, built in wardrobes, carpet and spotlights.

## En-Suite

Double glazed window to rear elevation, wash hand basin, W.C, bath with hand held shower, central heating radiator, laminate flooring, tiling to splash prone areas, spotlights and built in storage.

## Bedroom Two

8' 4" x 12' 1" ( 2.54m x 3.68m )

Double glazed window to rear elevation, central heating radiator and carpet.

### Bedroom Three

13' 2" x 8' 6" ( 4.01m x 2.59m )

Two double glazed windows to rear elevation, central heating radiator and carpet.

### Bathroom

Double glazed window to side elevation, wash hand basin, W.C, shower over bath, full height tiles, central heating radiator, extractor and laminate flooring.

### Loft Space

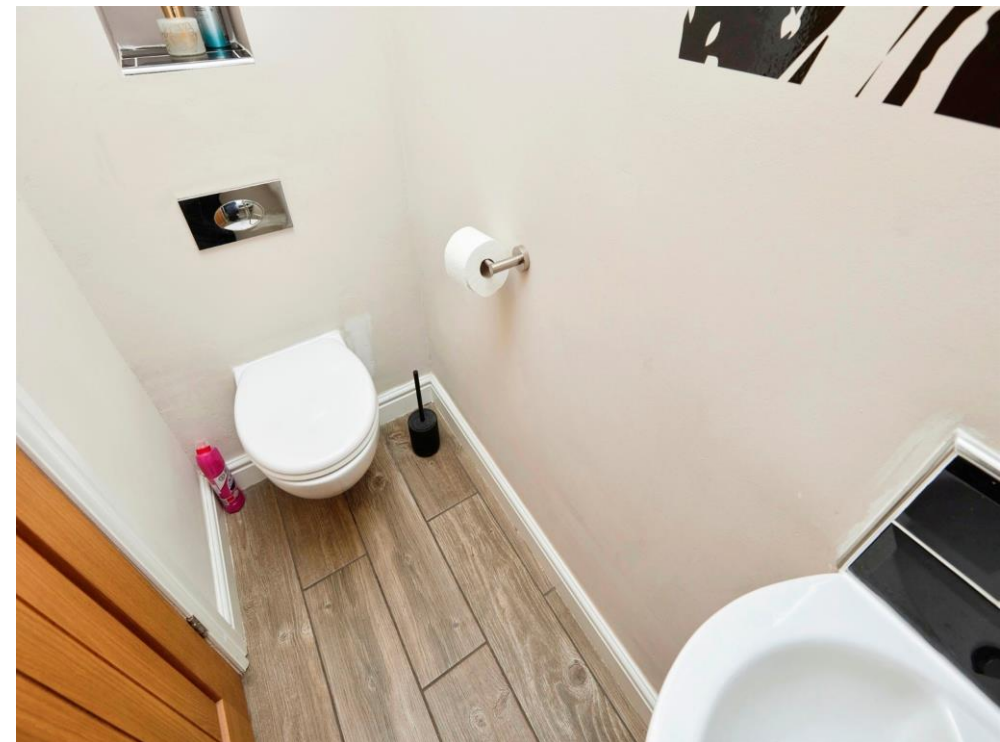
Partially boarded and insulated.

### Front Garden

Laid lawn and driveway providing off road parking for three vehicles.

### Rear Garden

Tiled patio and pathway, feature lighting, outside sockets and tap, gated access to right, laid lawn and canopy area for hot tub or seating/dining area.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E burton@burchelledwards.co.uk**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

**EPC Rating: D**

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUT209439 - 0003