



Wentworth Drive Stretton Burton-On-Trent DE13 0YJ

for sale offers over
£325,000



Property Description

Burchell Edwards are delighted to bring to market this stylish and contemporary 4 bedroom detached family home, positioned at the end of a cul-de-sac in peaceful Stretton village, on the outskirts of Burton-Upon-Trent.

The property is within walking easy reach of good schooling and local amenities, as well as being short drive to town-centre shopping. Being well-positioned for connecting routes to Birmingham and Derby/Nottingham in either direction, the area is popular with families and commuters alike.

Upon arrival, the property is well-proportioned and boasts a 2-car tandem driveway in front of a single garage, which is converted into storage space and a garden room/outside bar or office. Side access leads around to a private patio area, enclosed by mature trees which back onto countryside fields. This wraps-around to a rear garden which is laid to lawn and again bordered by the surrounding greenery.

Entry leads into the kitchen-diner, finished with class and presented to a very high standard. This offers island breakfast bar and dining space, as well as separate guest cloakroom and utility area. Opening out through to lounge reception room, this is characterful yet modern with an airy feel thanks to large window over the rear and French patio doors out to the garden.

A wide and open staircase lead to 4 double bedrooms with en-suite master, as well as a large family bathroom and ladder access to the insulated and part-boarded loft space completing the 1st floor.

W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator and LVT flooring.

Lounge

19' 1" x 15' 3" (5.82m x 4.65m)

Double glazed window and French doors to rear elevation, carpet, central heating radiator and electric fireplace.

Kitchen/ Diner

19' 2" max x 21' 10" max (5.84m max x 6.65m max)

L shaped room. Double glazed window to front elevation with blinds, door to side elevation, French doors to lounge, a range of wall and base units with work surface over incorporating a sink with drainer unit, double range master cooker, extractor, boiler, storage under stairs, tiling to splash prone areas, two central heating radiators, spotlights, LVT flooring and breakfast bar.

Landing

Double glazed window to side elevation, carpet and loft access.

Bedroom One

15' 7" max x 9' 6" max (4.75m max x 2.90m max)
Double glazed window to front elevation, central heating radiator, carpet and built in wardrobes.

En-Suite

Double glazed window to side elevation, wash hand basin, W.C, mains shower cubicle, vinyl flooring, extractor, spotlights and central heating radiator.

Bedroom Two

8' 10" max x 9' 7" (2.69m max x 2.92m)
Double glazed window to rear elevation, laminate flooring, central heating radiator and built in wardrobes.

Bedroom Three

8' 10" max x 9' 1" max (2.69m max x 2.77m max)
Double glazed window to front elevation, carpet, central heating radiator and built in wardrobes.

Bedroom Four

9' 2" max x 8' 11" max (2.79m max x 2.72m max)
Double glazed window to rear elevation, carpet, central heating radiator and feature wood paneling.

Bathroom



Shower over bath, wash hand basin, W.C, extractor, central heating radiator, vinyl flooring and tiling to splash prone areas.

Loft

Insulated and partially boarded with ladder access.

Front Garden

Driveway providing off road parking for multiple vehicles, laid lawn and gated access to side.

Rear Garden

Patio area, mature trees, decked patio area, fencing to boundaries, gated side access to frontage, laid lawn and outside tap.

Outbuilding

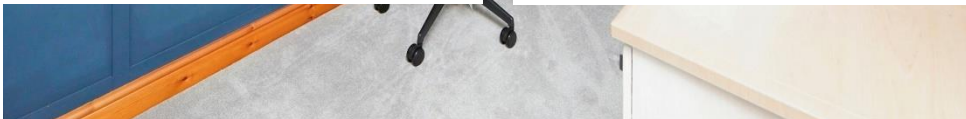
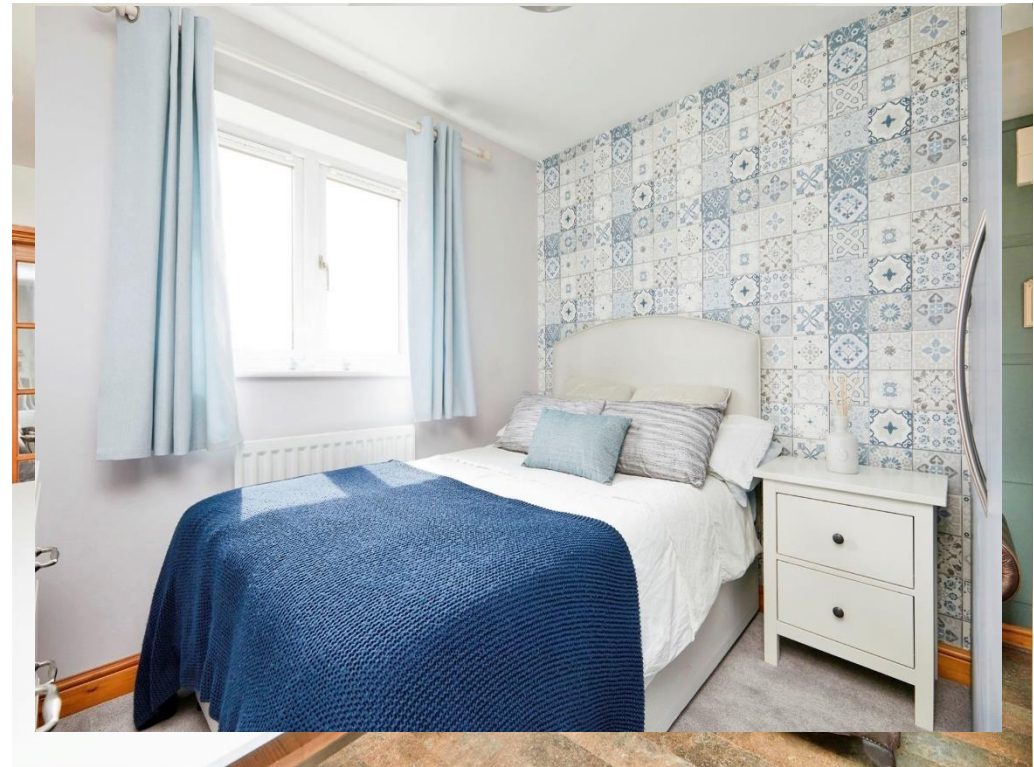
9' x 5' 4" (2.74m x 1.63m)

Up and over door, power, lighting and concrete floor.

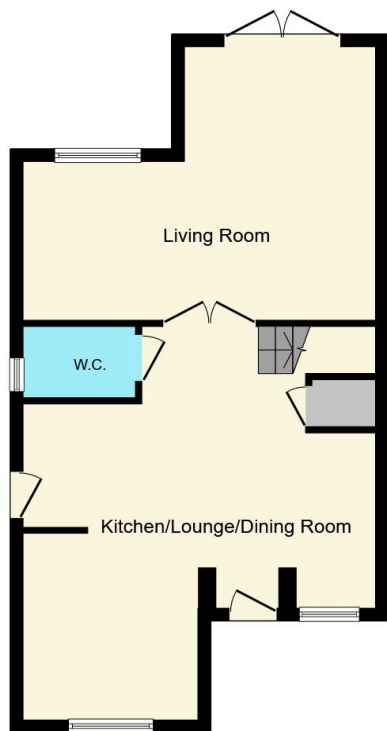
Bar

8' 10" x 11' 4" (2.69m x 3.45m)

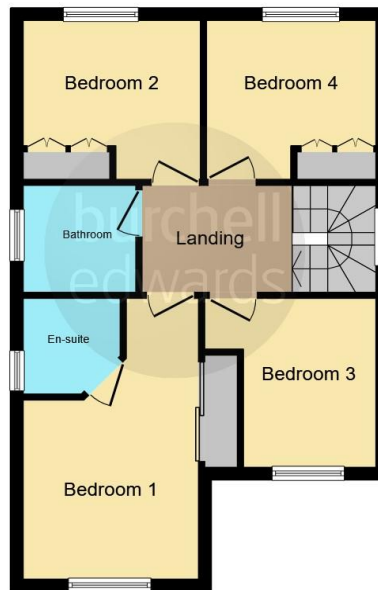
Double glazed window to side elevation, power, lighting and concrete floor.



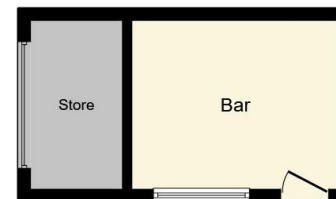




Ground Floor



First Floor



Outbuilding

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

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Tenure: Freehold

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Band: E