



Gleneagles Drive  
Stretton Burton-On-Trent





## Property Description

Burchell Edwards are delighted to bring to market this extensive 4-bedroom detached family home, situated on an elevated plot in a relaxed and upmarket estate in Stretton Village, Burton-Upon-Trent.

The area is well known for excellent local schooling and offers a number of village amenities. A short drive to town centre shopping, Stretton is also popular with commuters being well-connected to the A38 and major transport routes.

The property welcomes with front garden and driveway for ample off-road parking, as well as adjoining single garage. Gated side access leads around to a rear garden with pond and patio, which is privately enclosed and not overlooked thanks to mature trees at the boundary.

Entry via the front leads into an inviting hallway, with guest cloakroom at the door and access off to the kitchen, to the study, and to the lounge at the rear. The lounge also leads off to a separate dining room, offering scope to integrate a large kitchen diner stretching front to rear (STRC). Whilst the study also provides access through to the garage.

The 1st floor accommodation consists of 3 large double bedrooms and a 4th single, with an en-suite to the master and large family bathroom with corner bath. Finally, the landing has built-in storage and access to the insulated loft space. Early viewing advised.

## Entrance Hallway

Wooden door to front elevation and carpet.

## Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, vinyl flooring, central heating radiator and tiling to splash prone areas.

## Reception Room One

16' 1" x 12' 9" ( 4.90m x 3.89m )

Double glazed bay window to front elevation, carpet and two central heating radiators.

## Reception Room Two

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed sliding patio doors to rear elevation, carpet and central heating radiator.

## Reception Room Three

14' 1" x 7' 11" ( 4.29m x 2.41m )

Carpet, central heating radiator and two storage cupboards.

## Kitchen

.15' 9" x 8' 4" ( 4.80m x 2.54m )

Double glazed window to front elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor, space and plumbing for washing machine, central heating radiator, tiling to splash prone areas and tiled flooring,

## Landing

Double glazed window to side elevation, carpet, central heating radiator, built in storage and loft access via hatch.

## Bedroom One

10' 2" x 13' 7" ( 3.10m x 4.14m )

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

## En-Suite

Double glazed window to side elevation, W.C, wash hand basin with storage, walk in electric shower, shaver point, vertical central heating radiator, vinyl flooring and tiling to splash prone areas.

## Bedroom Two

10' 3" x 11' 1" ( 3.12m x 3.38m )

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

## Bedroom Three

13' 2" max x 9' max ( 4.01m max x 2.74m max )

Double glazed window to front elevation,

central heating radiator and carpet.

### **Bedroom Four**

7' 1" x 8' 2" ( 2.16m x 2.49m )

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

### **Bathroom**

Double glazed window to front elevation, W.C, wash hand basin with storage, corner bath, vertical central heating radiator, shaver point and tiling to splash prone areas.

### **Front Garden**

driveway providing off road parking, access to garage and laid to lawn.

### **Rear Garden**

Patio, laid to lawn, gated access to side, gated access to rear, outside tap, storage shed, pond and fencing to all boundaries.

### **Garage**

18' 2" x 7' 2" ( 5.54m x 2.18m )

Wooden door to rear, electric roller door to front elevation, power, lighting and central heating radiator.





**Ground Floor**



**First Floor**

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**EPC Rating: Awaited**

Tenure: Freehold

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