



Elwyn Close, Stretton Burton-On-Trent





Property Description

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

The area is well known for excellent local schooling and also 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 ample off-road parking with a large block paved driveway and integrated garage. Gated side access leads around to a low-maintenance rear garden, which is privately enclosed and not overlooked.

Entry via the front porch leads into an inviting hallway with storage space under the stairs. The property has 2 large reception rooms, a lounge with bay window over the front and through to a separate dining room at the rear. This opens through to a conservatory overlooking the rear and leads into a kitchen with separate utility, downstairs toilet, and access through to the garage. As well as double glazing, the property has secondary glazing fitted throughout making it triple glazed.

The 1st floor accommodation consists of 4 large double bedrooms, with an en-suite to the master and large family bathroom with walk-in shower. Finally, the landing has an airing cupboard and ladder access to the insulated and part-boarded loft space. Early viewing advised.

Entrance Porch

Double glazed doors and windows with tiled flooring.

Entrance Hallway

Laminate flooring, central heating radiator and storage under stairs.

Lounge

16' 3" x 14' 7" (4.95m x 4.45m)

Double glazed bay window to front elevation, double sliding doors into dining room, carpeted with central heating radiator and gas fire place.

Dining Room

12' 9" x 11' 6" (3.89m x 3.51m)

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

Kitchen

12' 8" x 8' 9" (3.86m x 2.67m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a one and a half sink with drainer unit and filtered drinking water tap, electric cooker, extractor, tiling to splash prone areas, fridge freezer, tiled flooring and central heating radiator.

Utility Room

14' x 8' 3" (4.27m x 2.51m)

Double glazed window to side elevation, door to rear elevation and access into garage, space and plumbing for dish washer and washing machine, a range of wall and base units with work surface over, central heating boiler, central heating radiator and carpet tiles.

Conservatory

12' 4" x 8' 1" (3.76m x 2.46m)

Timber framed conservatory with Double glazed French doors to rear elevation, double glazed windows all around, fitted blinds to roof and windows, vinyl flooring and polycarb roof along with anti frost heater.

Downstairs W/C

Low level w/c, hand wash basin with vanity unit, shaver point and extractor fan. Radiator

Landing

carpet, central heating radiator, loft access and built in airing cupboard.

Bedroom One

17' 8" x 8' 9" (5.38m x 2.67m)
Double glazed window to front elevation, carpet, central heating radiator, built in wardrobes and drawers.

En-Suite

Double glazed window to rear elevation, wash hand basin, W.C, bidet and bath with additional electric shower over, full height tiles, vinyl flooring, eaves storage, shaver point and central heating radiator.

Bedroom Two

16' 3" x 8' 9" (4.95m x 2.67m)
Double glazed window to front elevation, carpet, central heating radiator and built in wardrobes and drawers.

Bedroom Three

12' 5" x 9' 8" (3.78m x 2.95m)
Double glazed window to rear elevation, carpet, central heating radiator and built in wardrobe.

Bedroom Four

11' 9" x 8' 7" (3.58m x 2.62m)
Currently used as a home office with double glazed window to front elevation, carpet, central heating radiator and built in storage wardrobe.

Bathroom

Double glazed window to rear elevation, wash hand basin, w/c with vanity unit, walk in shower, nuance boarding to shower surround and tiling to splash prone areas, central heating radiator, extractor, vinyl flooring and shaver point.

Loft Space

Partially boarded and insulated with ladder access.

Front Garden

Block paved driveway providing off road parking along with gravel garden and a range of shrubs.

Rear Garden

Patio with flower beds, storage shed, mature shrubs, outside tap, gated side access both sides and fencing to all boundaries.

Garage

19' 10" x 9' 5" (6.05m x 2.87m)
Electric roller door, power, lighting, consumer unit and concrete flooring.









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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EPC Rating: Awaited

Tenure: Freehold

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