



Church Road, Stretton, BURTON-ON-TRENT

burchell
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Church Road, Stretton, BURTON-ON-TRENT, DE13 0HE

for sale
£475,000



Property Description

Burchell Edwards are delighted to market this exquisite 4 Bedroom Detached family home. The property is situated on a very desirable plot on a lovely road in the desirable Stretton area. The property greets you with a spacious driveway providing plenty of off road parking as well as access to the property's generously sized garage. Along side the driveway you will also find an easily maintainable gravel area to finalise the front garden. The property itself is finished to an immaculate standard throughout and boasts a very spacious downstairs comprising of: an entrance porch before stepping into the property, a spacious lounge, a unique sun room at the rear, a wonderful open plan kitchen/diner/family room, a functioning utility coming off of the kitchen, internal access into the property's garage and an additional W/C to cap it off. On the first floor of the property you are greeted to a spacious landing area which contains a storage cupboard and also provides loft access. The first floor also boasts two great sized, double bedrooms which both have their own individual ensembles, alongside another 2 double bedrooms and the modern, family bathroom. Outside to the rear is an enclosed garden which provides the perfect hosting hosting area and a peaceful environment. The garden features a brick paved seating area as well as a spacious lawn area. Viewing really is essential of this lovely, spacious property!

Entrance Porch

Tiled floor, window to front elevation, spotlights

Entrance Hall

Carpet flooring, one central heating radiator, pendant light, staircase leading upstairs

Downstairs W/C

Tiled flooring, W/C, wash basin, pendant, window front elevation, pendant light, one central heating radiator

Lounge

18' 5" x 12' 4" (5.61m x 3.76m)
Carpet flooring, two central heating radiators, two pendant lights, doors to sun room

Kitchen/Dining/Family Room

21' 9" Max x 19' 5" Max (6.63m Max x 5.92m Max)
Carpet flooring, pendant light x 2, two central heating radiators, doors to rear garden, window to rear elevation x 2, tiled flooring, spotlights, integrated oven and hobs, integrated dishwasher, resin sink and drainer, cupboards over counters,

Sun Room

11' 3" x 6' (3.43m x 1.83m)
Carpet flooring, pendant light, door to rear garden, window to rear elevation

Utility Room

9' 7" x 5' 1" (2.92m x 1.55m)
Tiled flooring, one central heating radiator, window to front elevation, pendant light, plumbing for washing machine, stainless steel sink and drainer,

Landing

Carpet flooring, one central heating radiator, window to front elevation, access to loft space, storage cupboard, pendant light

Main Bedroom

12' x 11' 10" (3.66m x 3.61m)

Carpet flooring, pendant light, window to front elevation, one central heating radiator, double storage cupboard

Main En-Suite

Tiled flooring, window to side elevation, shower, W/C, wash basin, one central heating towel radiator, pendant light

Bedroom Two

13' 5" x 9' 7" (4.09m x 2.92m)

Carpet flooring, pendant light, window to rear elevation, one central heating radiator

En-Suite

Tiled flooring, window to front elevation, shower, W/C, wash basin, one central heating towel radiator, pendant light

Bedroom Three

12' Max x 10' 11" Max (3.66m Max x 3.33m Max)

Carpet flooring, pendant light, window to rear elevation, one central heating radiator

Bedroom Four

9' 4" Max x 8' 10" Max (2.84m Max x 2.69m Max)

Carpet flooring, pendant light, window to rear elevation, one central heating radiator, storage cupboard

Family Bathroom

Tiled flooring, pendant light, W/C, wash basin, shower over bath, central heating towel radiator

Outside

Enclosed rear garden, spacious lawn area, brick paved seating area, access to garage, gate to front garden

Garage

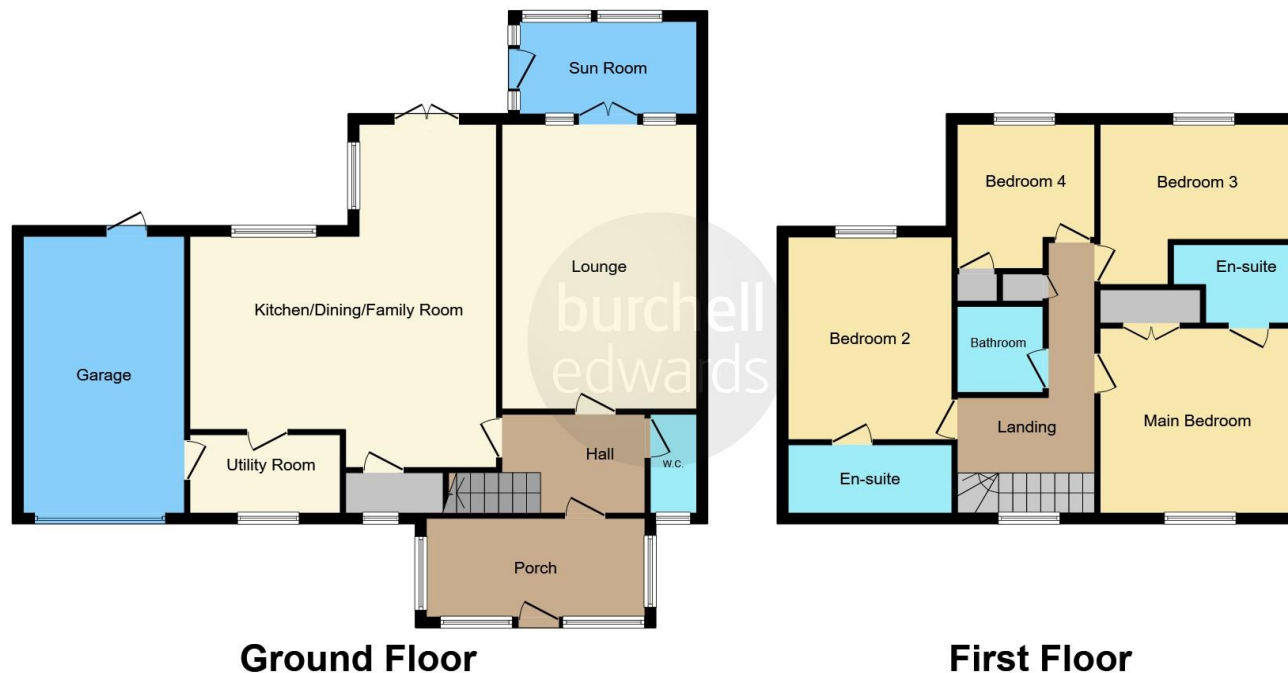
17' 10" Max x 9' 11" Max (5.44m Max x 3.02m Max)

Fully electric garage









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

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210507



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.

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