



Duchy Close, Stretton, Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom Semi-Detached home, situated in the popular Stretton village. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with an extensive driveway providing off-road parking for multiple vehicles, as well as access down the side of the property leading to a rear garden which contains further car storage space on a gravel basis. This leads around to the rear garden which hosts a paved slab seating area as well as an undercover decking area perfect for hosting.

Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a spacious lounge and a wonderful kitchen. On the first floor of the property you will find: the master bedroom which is a great sized double bedroom with integrated storage, another well sized bedroom along with the property's main bathroom. Viewing of this lovely property is essential.

Lounge

12' 2" x 12' 1" (3.71m x 3.68m)
Window to front elevation, central heating radiator and carpet.

Kitchen

12' 2" x 7' 11" (3.71m x 2.41m)
Two windows and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, central heating radiator, wooden flooring and spotlights.



Landing

Window to side elevation, loft access, storage cupboard and carpet.

Bedroom One

10' x 9' 3" (3.05m x 2.82m)

Two windows to front elevation, central heating radiator, carpet, storage cupboard and built in wardrobe.

Bedroom Two

8' 8" x 5' 10" (2.64m x 1.78m)

Window to rear elevation, central heating radiator, carpet and built in wardrobe.

Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, wooden flooring.

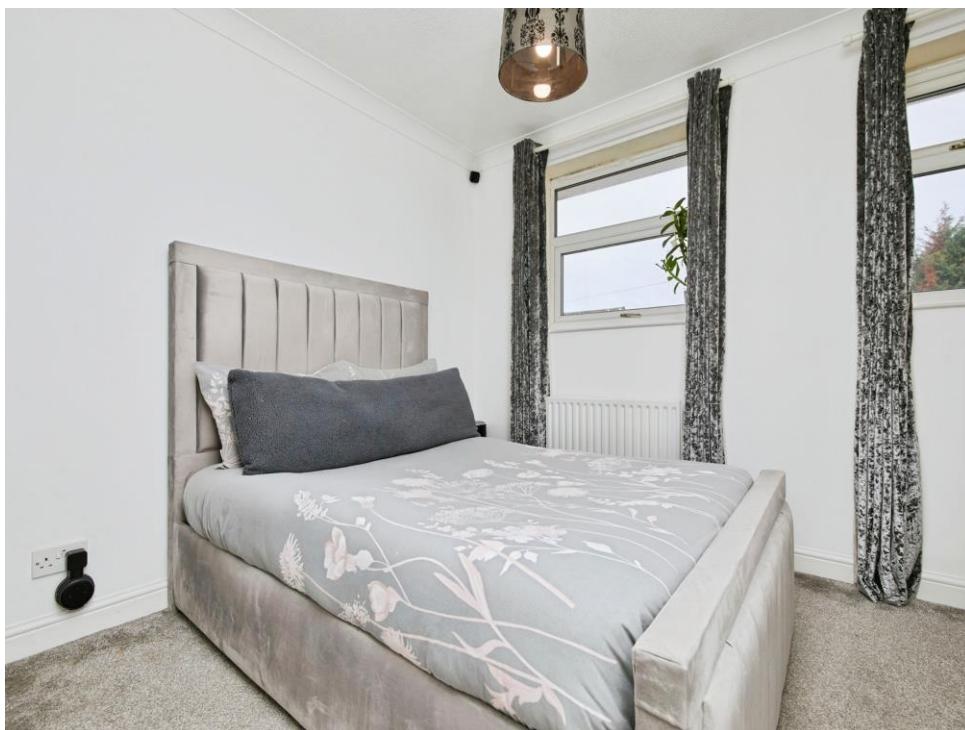
Front Garden

Block paved driveway providing off road parking for multiple vehicles.

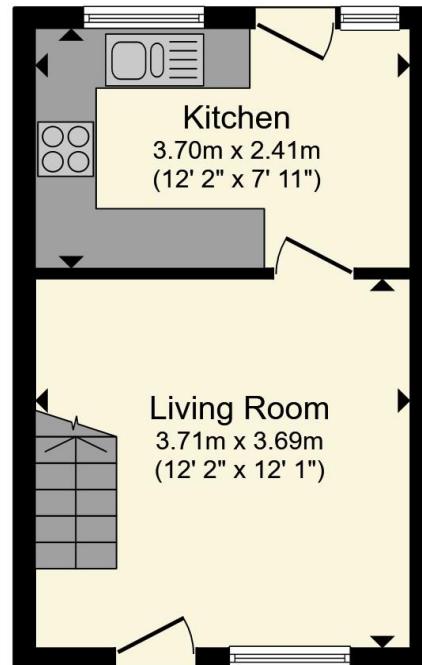
Rear Garden

Laid to lawn, gravel area, patio area, under cover decking area and under cover storage area.

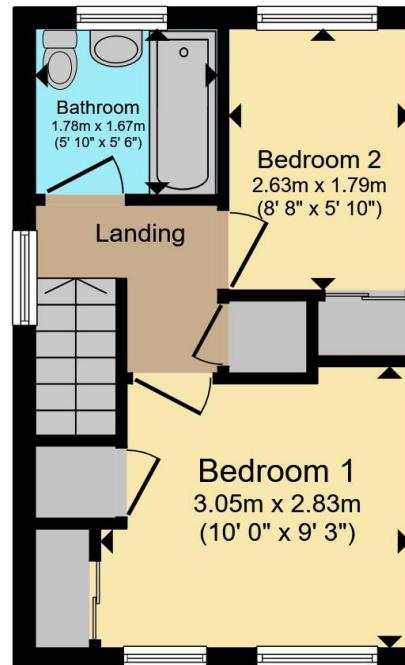








Ground Floor



First Floor

Total floor area 45.9 m² (494 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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