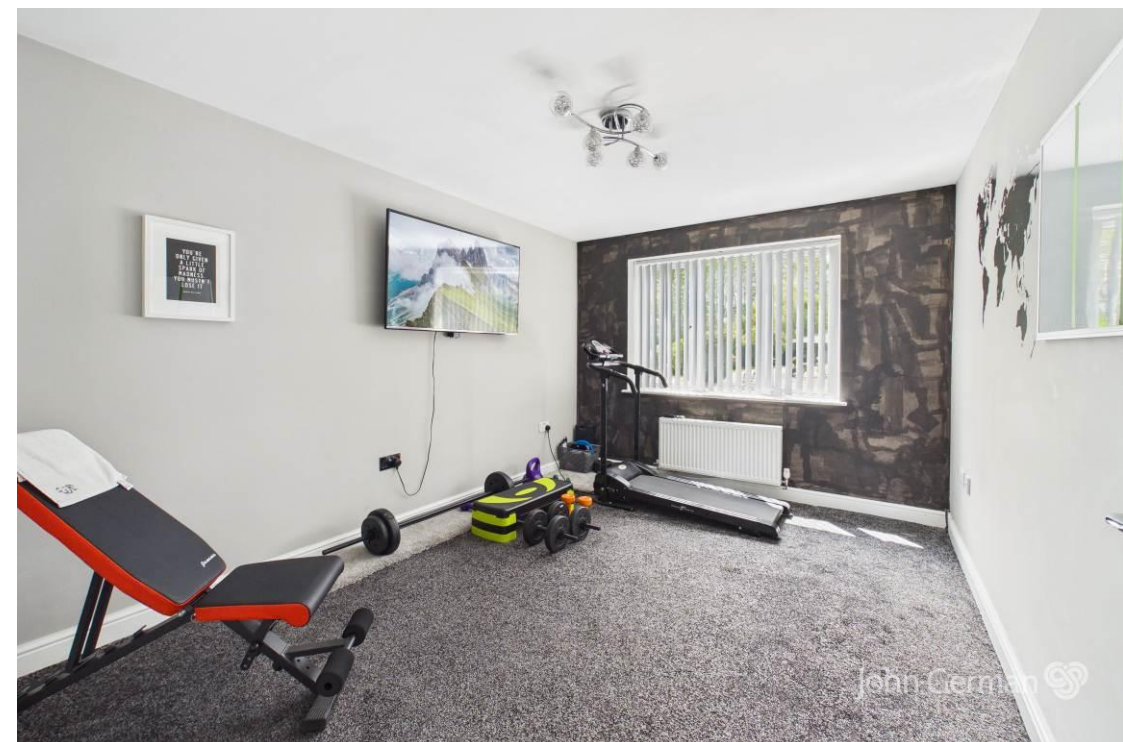


Kingsmead

Stretton, Burton-on-Trent, DE13 0FQ

John 
German





Kingsmead

Stretton, Burton-on-Trent, DE13 0FQ

£395,000

Superb extended family home with canal views, a wide driveway, garage and well-presented interiors. Offering four reception rooms, kitchen, utility, principal bedroom with views and lovely gardens, this spacious property is ideal for modern family living.

This superb home offers an impressive extended ground floor layout with plenty of space and flexibility. The location is equally impressive, enjoying canal-side views while being conveniently close to local shops, well-regarded schools and excellent transport links. The property is set behind a wide drive giving access to the garage, with a gravelled side garden and canal-side views. To the rear is a low maintenance garden having artificial grass and pretty established planting.

The entrance hall has doors leading off to the ground floor accommodation, stairs to the first floor, a useful under stairs cupboard and a guest WC. The lounge is a light room with a bay window framing views to front and double doors connecting to the dining room, which has French doors opening out to the garden. The kitchen is well equipped and fitted with a range of units with space for appliances. The property benefits from a separate utility room, with fitted units, sink and drainer, extra appliance space, a door out to the rear, and a handy internal door to the garage. The extension has created two spacious reception rooms adding versatility to the house with the potential for a variety of uses such as a family/TV room, large home office, gym or a ground floor bedroom if required.

To the first floor, the landing has doors off to four bedrooms and the family bathroom. The excellent sized master bedroom has a bay window framing canal views, fitted wardrobes adding storage, and a lovely modern ensuite shower room. Bedrooms two, three and four are all well proportioned and share a lovely modern family bathroom having a bath with shower and screen over.

Agents notes: Buyers should note there is shared access to the drive with one neighbouring property.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

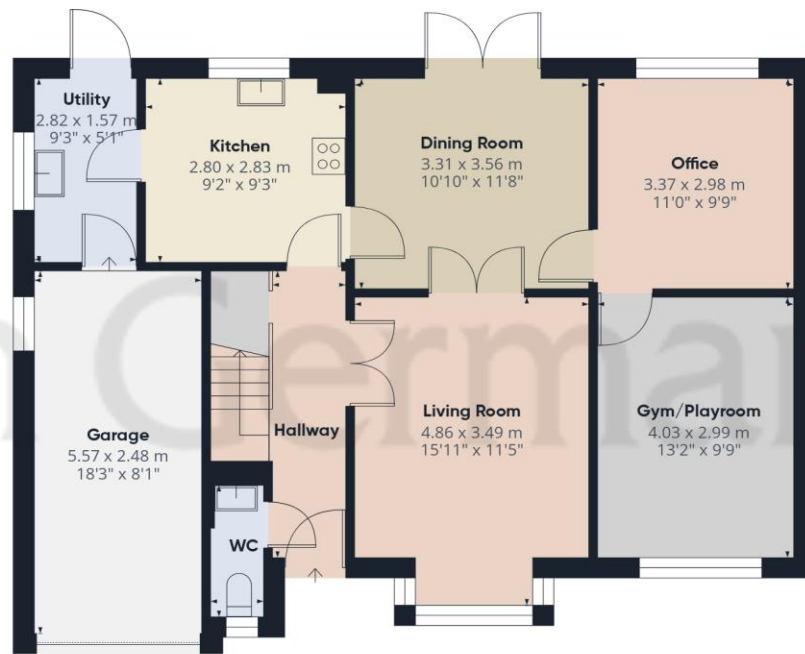
Our Ref: JGA/08062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





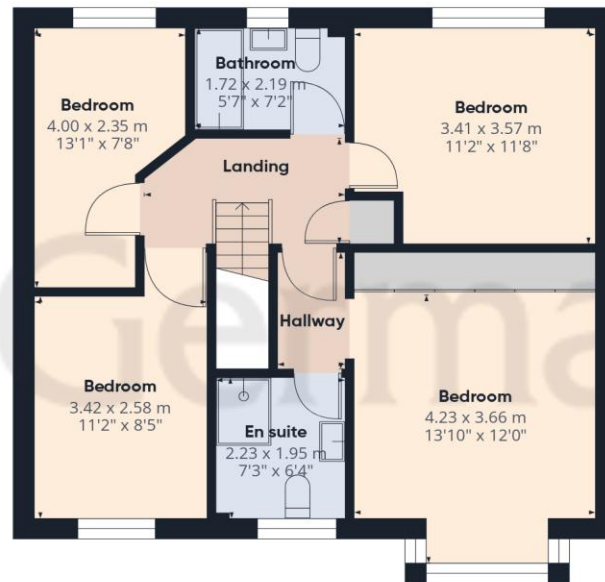


Ground Floor

Approximate total area⁽¹⁾

146 m²

1571 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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