





A well-presented three-bedroom detached home, positioned within a popular residential area of Stretton, offering a balanced layout ideal for modern family living. The property benefits from a spacious living room, separate dining room, a modern fitted kitchen, and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary bathroom. Externally, the home offers off-street parking, a garage, and a low-maintenance enclosed rear garden.



## Accommodation

### Ground Floor

The accommodation begins with an entrance hallway providing access to the ground floor rooms and staircase rising to the first floor. To the front of the property is a generously sized living room, featuring a window allowing for plenty of natural light and double doors opening through to the dining room, creating a versatile flow for both everyday living and entertaining.

The dining room is well positioned between the living room and kitchen, offering ample space for a dining table and chairs, with sliding doors leading into the conservatory. The conservatory provides an additional reception area, enjoying views over the rear garden and offering direct access outside, making it an ideal space for relaxing or entertaining.

The kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating a sink unit and space for appliances. A rear door provides convenient access to the rear of the property and garden.

A ground floor WC is also located off the hallway, adding further practicality.

### First Floor

To the first floor, the landing provides access to three bedrooms and the bathroom. The main bedroom is a spacious double room with fitted storage, while the second bedroom is also a comfortable double. The third bedroom is a well-proportioned single

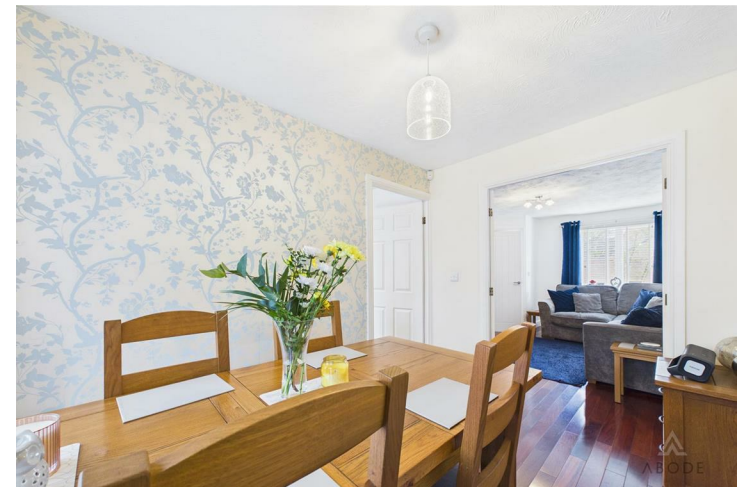


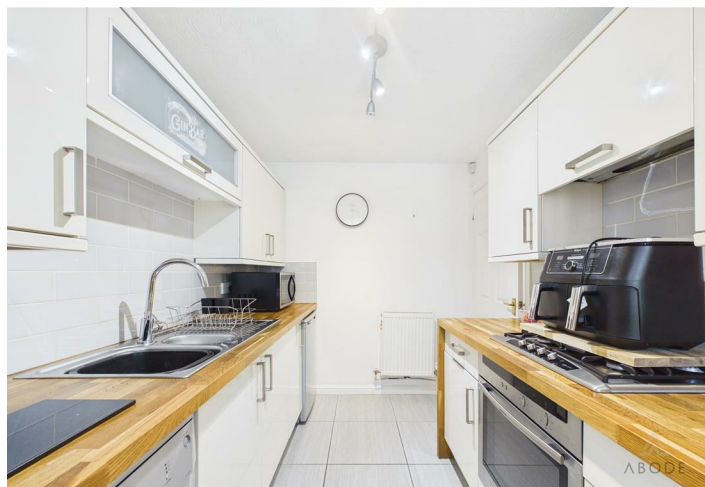
room, ideal as a child's bedroom, home office or dressing room.

The bathroom has been modernised and fitted with a three-piece suite, including a shower over bath, wash hand basin and low-level WC, complemented by tiling and a heated towel rail.

### Outside

To the front, the property benefits from a driveway providing off-street parking, leading to a garage which







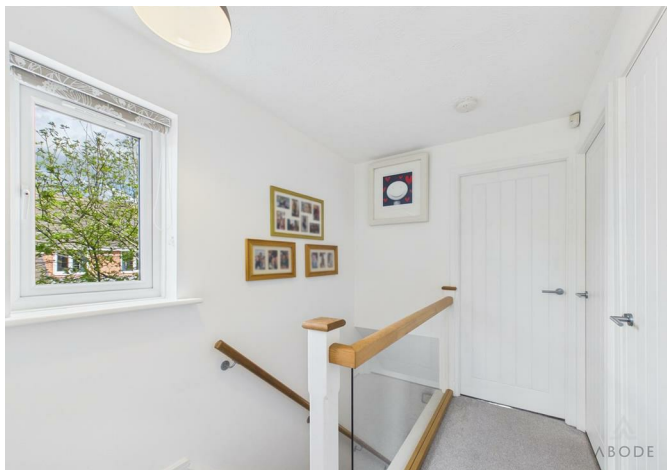
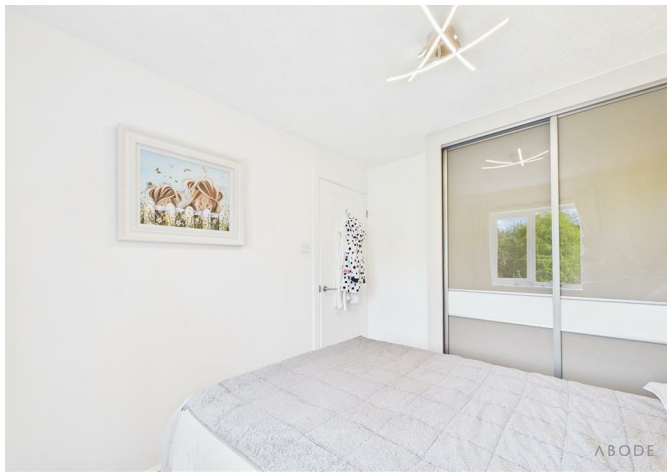
offers useful storage space.

The rear garden is enclosed and designed for low maintenance, featuring a combination of patio seating areas, artificial lawn, and planted borders.

#### Location

Situated in Stretton, the property is well placed for access to a range of local amenities including shops, schools, and leisure facilities. The area offers excellent transport links, with easy access to the A38 providing routes to Burton-on-Trent, Derby, and Lichfield, making it ideal for commuters.

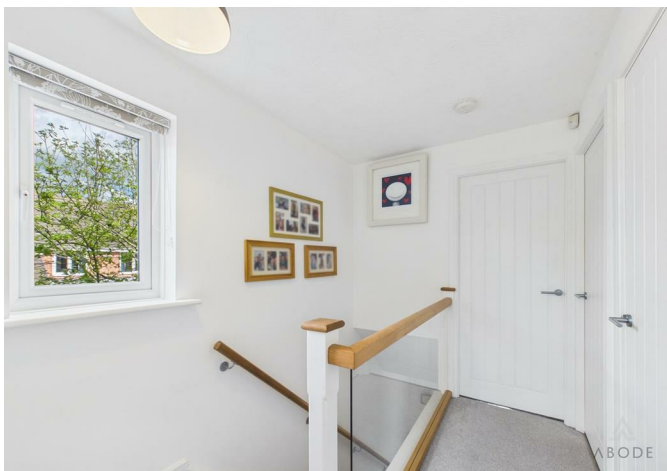


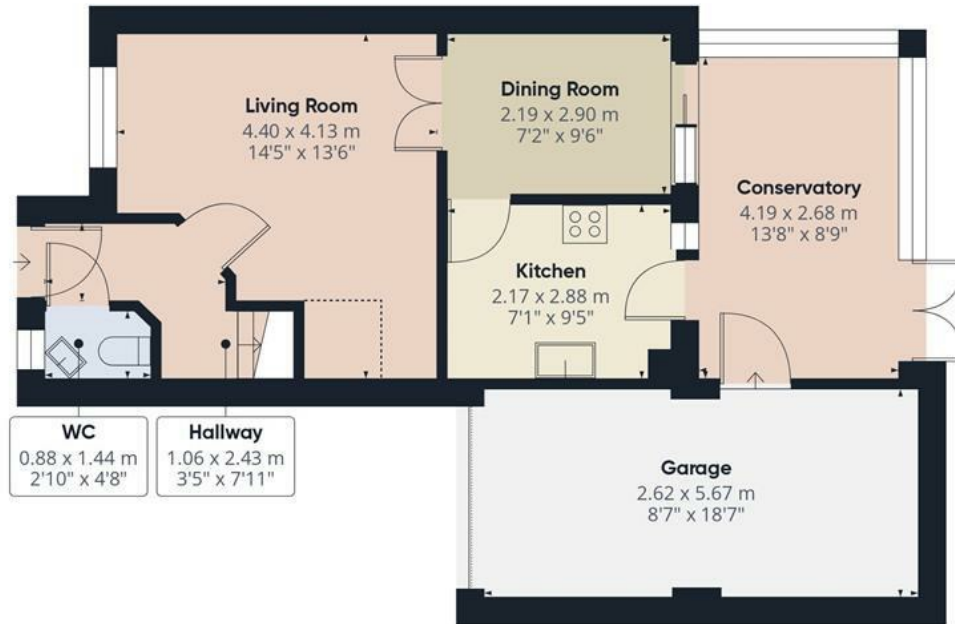




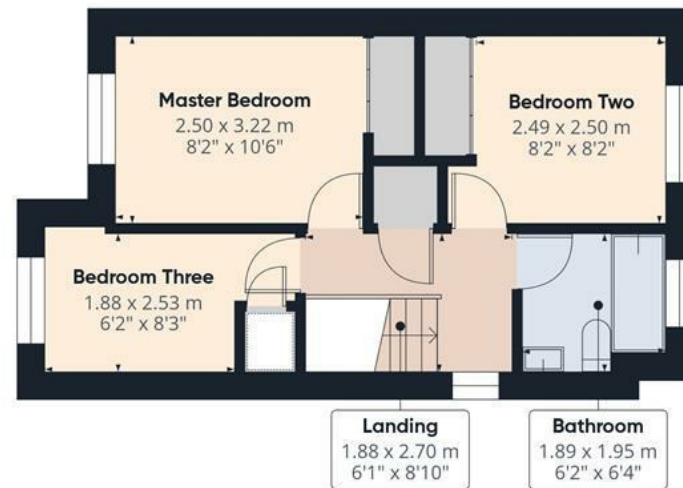








Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

89.9 m<sup>2</sup>

968 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

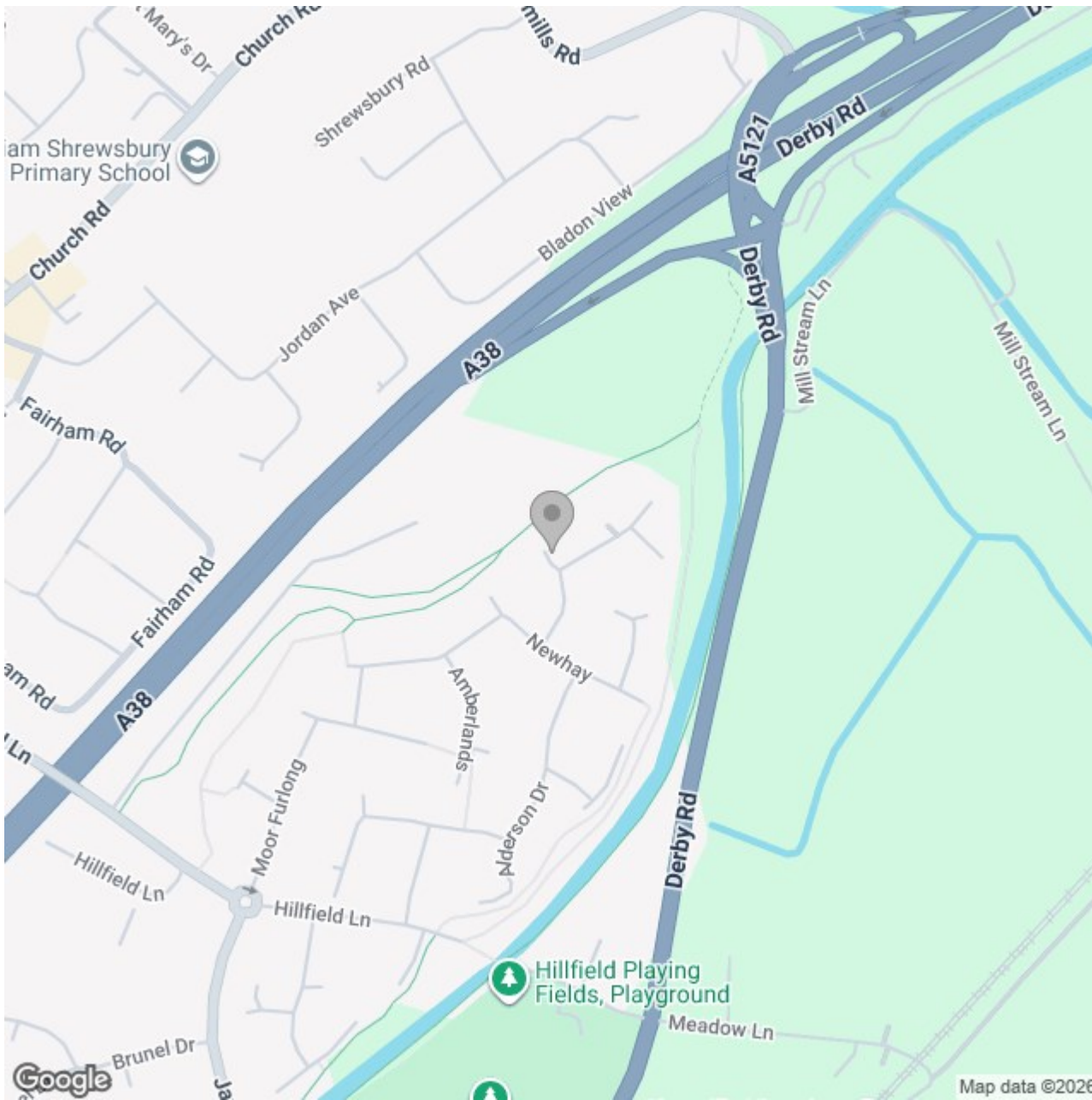
----- Below 1.5 m/5 ft

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

**GIRAFFE360**







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	