



Longbow Close, Stretton,  
Burton-on-Trent



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£325,000



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## Key Features

- Spacious Detached Home
- Three Bedrooms
- Highly Regarded Cul de Sac Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Well Presented Throughout
- EPC rating D
- Freehold





Situated in this lovely cul de sac this impressive spacious three bedroomed detached home offers well presented family living space and is presented to a high standard throughout. The home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - open canopied entrance, entrance hall, guest cloak room, bay windowed lounge, dining room with conservatory off and a well fitted kitchen with large utility off. On the first floor a landing leads to three well proportioned bedrooms and family bathroom. Outside the property occupies a generous plot and features a lawned fore garden, sweeping driveway leading to an attached garage and a pleasant enclosed rear garden.

### Accommodation In Detail

#### Open Canopied Entrance

having half obscure Upvc double glazed entrance door leading to:

#### Entrance Hall

having quality fitted oak effect laminate flooring, one central heating radiator, staircase rising to first floor and fitted smoke alarm.

#### Guest Cloak Room

having quality fitted oak effect laminate flooring, half tiling complement to walls, one central heating radiator, low level wc, wall mounted washbasin and obscure Upvc double glazed window to front elevation.

**Sitting Room 3.15m X 4.47m extending to 5.4m into bay** having Upvc double glazed square bay window to front elevation, feature cream marble fireplace with black granite backplate and hearth together with inset electric fire, one double central heating radiator, coving to ceiling and obscure bi-fold doors leading through to:

#### Dining Room 2.65m x 3m (8'8" x 9'10")

having coving to ceiling, one double central heating radiator and Upvc double glazed patio doors opening into:

#### Conservatory 2.77m x 2.5m (9'1" x 8'2")

having contemporary vertical central heating radiator, ceramic tiling to floor, tri-polycarbonate panelled roof, Upvc double glazed lights with various top openers and French doors opening out to the patio area.

#### Kitchen 2.42m x 2.95m (7'11" x 9'8")

having a good range of oak effect base and eye level units with complementary roll edged working surfaces, stainless steel sink and draining unit, four ring gas hob with oven under and stainless steel extractor over, integrated dishwasher and fridge, Upvc double glazed window to rear elevation, one central heating radiator, fitted laminate flooring and useful understairs store/pantry.

#### Large Utility Room 2.2m x 2.95m (7'2" x 9'8")

having a good range of oak effect base and eye level units with complementary rolled edged working surfaces, integrated fridge/freezer, stainless steel sink and draining unit, plumbing for washing machine, quality fitted laminate flooring, one central heating radiator, courtesy access door to garage, Upvc double glazed window and half double glazed door to rear elevation.



## On The First Floor

### Landing

having Upvc double glazed window to side elevation, access to loft space and full height storage/airing cupboard with one central heating radiator.

### Master Bedroom 3.02m x 3.8m (9'11" x 12'6")

having large Upvc double glazed window to front elevation, one central heating radiator and built-in double wardrobe.

### Bedroom Two 3m x 3m (9'10" x 9'10")

having Upvc double glazed window to rear elevation, one central heating radiator and built-in wardrobe.

### Bedroom Three 2.83m x 2.14m (9'4" x 7'0")

having Upvc double glazed window to front elevation, one central heating radiator, overstairs storage cupboard/wardrobe containing Worcester condensing combi gas fired central heating boiler.

### Bathroom

having modern white suite comprising P-shaped bath with electric shower over, wall mounted wash basin, low level wc, full tiling complement to walls, low intensity spotlights to ceiling, fitted extractor vent, obscure Upvc double glazed window to rear elevation and heated chrome ladder towel radiator.



## Outside

To the front of the home is a mainly lawned fore garden and a block paved driveway leads to an attached garage. To the rear is a pleasant private garden screened by timber fencing and featuring seating/patio areas, lawned area, external water supply, lighting and rear sun canopy.

## Garage 5.1m x 2.37m (16'8" x 7'10")

having up and over door, electric light, power, access to loft space and range of built-in storage cupboards.

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

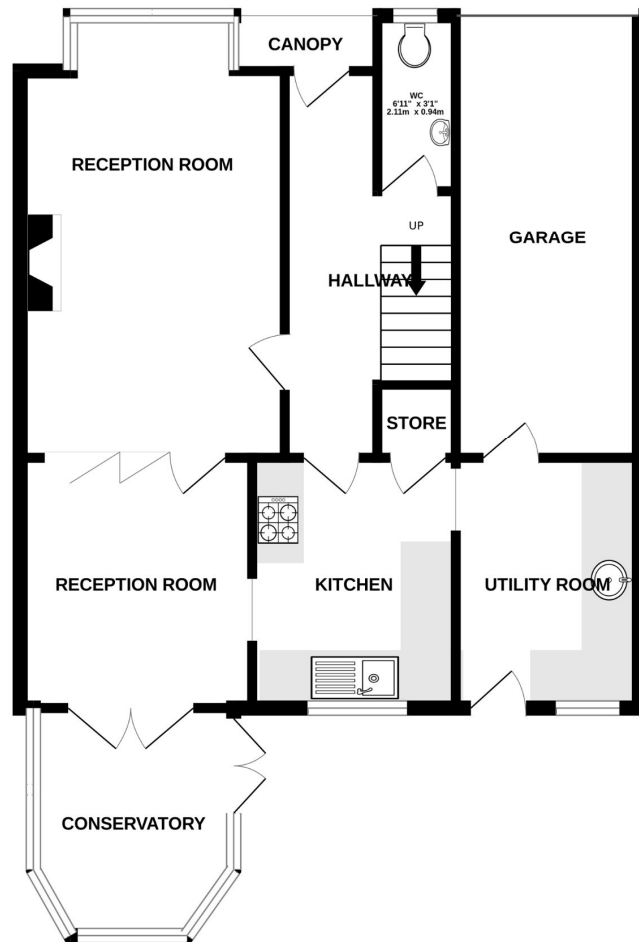
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

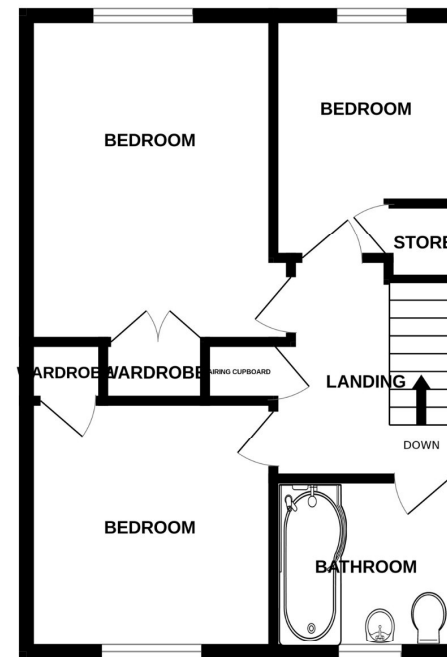
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



27 LONGBOW CLOSE

TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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