



Craythorne Road, Stretton, DE13 0BA

£450,000



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Set in an enviable position in a highly regarded part of Stretton, this well-presented three-bedroom detached home offers a superb balance of space and practicality, with two reception rooms, a ground floor shower room, a show stopping kitchen with separate utility, and generous gardens that back onto open countryside. The large block-paved driveway and arched porch give the home unrivalled kerb appeal. The setting enjoys field views both opposite and to the rear, creating a rare "open" feel that is hard to find for a home so well-connected to local amenities. Ideal for families seeking a forever home, the layout flows well day-to-day, while the garden and patio provide brilliant space for entertaining, relaxing, and enjoying the outlook.

Full Description

Entrance Hallway (4.07m x 2.38m / 13'4" x 7'9")

A welcoming and homely hallway with stairs rising to the first floor and doors leading through to the main ground floor rooms.

Lounge (3.56m x 3.90m / 11'8" x 12'9")

A second generous reception room featuring a characterful walk-in bay window, ideal as the man family room. The room has a feature traditional fire and heath, plush carpeting and faces out onto the front elevation.

Living Room (3.88m x 3.61m / 12'8" x 11'10")

A comfortable reception room with great proportions for everyday living, offering a double sided log-burner adjoining to the kitchen, the layout for a sofa, media,



furniture and there are French doors to the rear garden.

Dining Kitchen (4.12m x 3.06m / 13'6" x 10'0") and (2.76m x 3.00m / 9'0" x 9'9")

A good-sized kitchen diner, with feature island, modern and heat resistant compact worktop and quality range of handleless German-style high end wall and base units. The room is sociable for family time or entertaining, and also convenient with its ample storage space, and French doors to the rear garden. The true heart of the home.

Rear Hallway (1.98m x 0.81m / 6'5" x 2'8")

A handy internal link space to the utility and shower room, keeping the practical areas nicely tucked away.

Ground Floor Shower Room (listed as Bathroom) (1.65m x 2.05m / 5'4" x 6'8")

An important extra for modern family living, this ground floor shower room is ideal for guests, busy mornings, or muddy-boots days after the garden.

Laundry / Utility Room (1.35m x 3.04m / 4'5" x 9'11")

A practical utility area with space for laundry appliances and storage, with external access to the front elevation — perfect for day-to-day family life and muddy paws or boots.

First Floor Landing (3.20m x 1.56m / 10'5" x 5'1")

With feature panelling, stylish balustrade, and access to all three bedrooms and the family bathroom.

Principle Bedroom (3.88m x 3.61m / 12'8" x 11'10")

A spacious double bedroom with tasteful décor, views over the fields to the rear, and plenty of room for wardrobes and bedside furniture.

Bedroom Two (3.56m x 3.66m / 11'8" x 12'0")

Another excellent double bedroom, again offering great usable floor space and flexibility for furniture layout.

Bedroom Three (2.33m x 2.69m / 7'7" x 8'9")

A versatile third bedroom, ideal as a child's room, nursery, dressing room or home office.

Family Bathroom (1.93m x 2.30m / 6'3" x 7'6")

A well-proportioned family bathroom serving the first floor accommodation. Luxuriously finished with a freestanding bath, Georgian style tiling and matching radiator, and oval countertop basin above modern unit.

Outside

The home benefits from private parking and strong kerb appeal on approach, while the rear garden is a real highlight — generous, beautifully maintained and ideal for entertaining, with patio seating and established planting. With fields opposite and to the rear, the setting offers a rare sense of openness and privacy that is hard to match.

Additional Information

- Tenure: Freehold
- Council Tax Band: E
- EPC Rating: C
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the





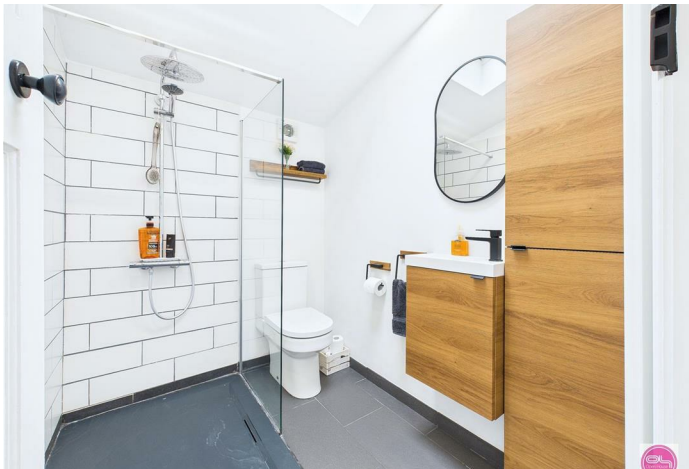
condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

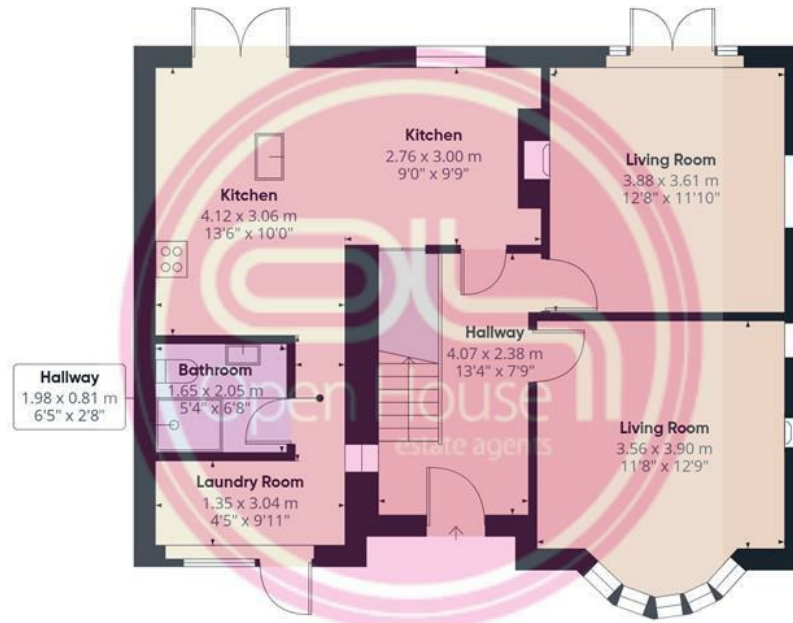
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Floor 0



Floor 1

Approximate total area⁽¹⁾

113.8 m²

1228 ft²


(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

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

East Staffordshire

TENURE

Freehold

COUNCIL TAX BAND

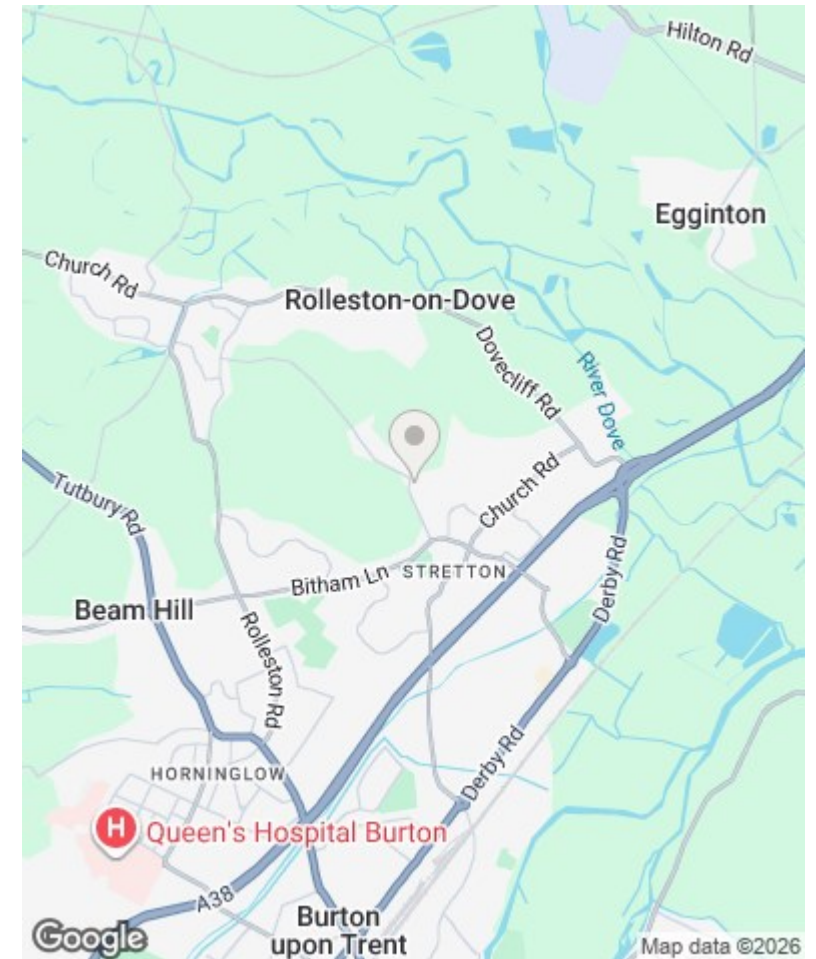
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Three-bedroom detached home with two reception rooms
- Separate lounge with double-sided period style log-burner
- Ground floor shower room plus first floor family bathroom
- Spacious kitchen diner with island
- Practical laundry/utility room with external access
- Private parking and attractive kerb appeal on approach
- Beautiful gardens with patio areas and established planting
- Open field views to the front and rear
- Light, neutral décor and a well-presented finish throughout
- Located near to the A38 for commuters



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