





Situated on a popular modern development in Stretton, this well-presented detached home occupies a favourable corner plot and offers well-proportioned accommodation throughout. The property benefits from UPVC double glazing and gas central heating, with a layout that suits both family living and entertaining.



ABODE
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Accommodation

Ground Floor

The accommodation begins with a front entrance door leading into a welcoming entrance hallway, with stairs rising to the first floor and useful under stairs storage.

The lounge is a dual-aspect room, featuring a window to the front elevation and French doors opening out onto the rear garden, allowing for plenty of natural light and a pleasant outlook.

To the rear of the property, the open-plan kitchen diner provides a functional and sociable space. The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating an integrated oven, gas hob with extractor above, and space for additional appliances. A door provides access to the side driveway, while the dining area benefits from windows to the front and side aspects.

A guest cloakroom completes the ground floor and is fitted with a modern two-piece suite.

First Floor

The first floor landing has a window to the rear elevation and provides access to all rooms.

The master bedroom is positioned to the front of the property and benefits from an en suite shower room fitted with a three-piece suite.

There are two further well-proportioned bedrooms, suitable for a variety of uses including children's



rooms, guest accommodation, or a home office.

The family bathroom is fitted with a three-piece suite comprising a bath, wash hand basin, and WC.

Outside

The property sits on a corner plot with lawned gardens to the front and side. A driveway to the side provides off-street parking and leads to a detached single garage.

The rear garden is well maintained and enclosed, offering







a good degree of privacy, with gated side access.

Location

Stretton is a well-regarded residential area offering a range of local amenities including shops, schools, and leisure facilities. The property is conveniently positioned for access to the A38, providing excellent transport links to Burton-on-Trent, Lichfield, Derby, and beyond, making it ideal for commuters.













Floor 0



Floor 1



Approximate total area⁽¹⁾

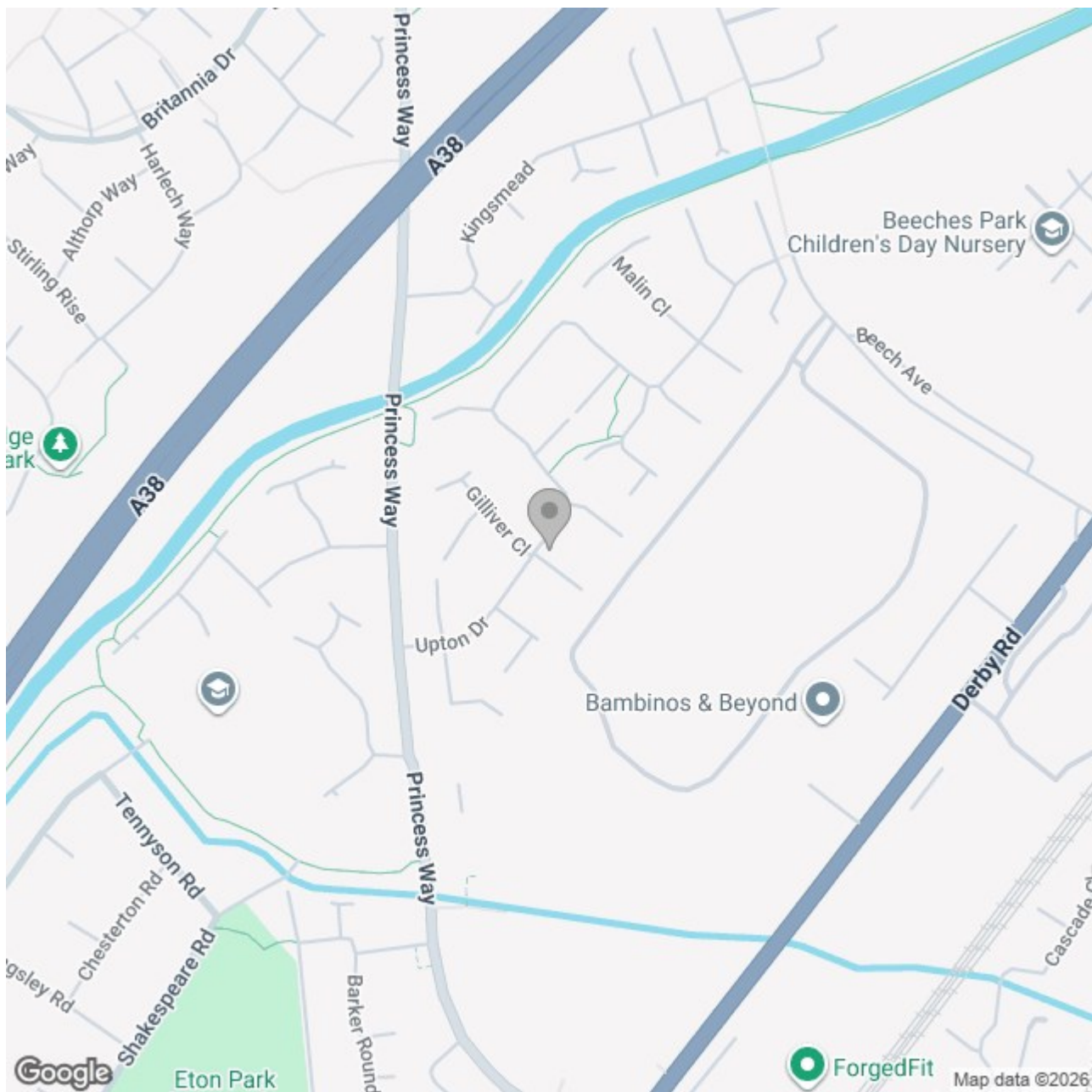
84.9 m²

914 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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	