



£350,000

4 Bedroom Detached House for sale
4 Newbury Drive, Stretton, Burton-on-Trent





Overview

Beautifully positioned opposite open green space in a sought-after village setting, this spacious four-bedroom detached family home is Ideally located close to the highly regarded John of Rolleston Primary School, with easy access to bus routes serving Tutbury and Burton upon Trent,



Key Features

- Call 24/7 Book via our EweMove website
- Opposite attractive green space in a popular village location
- Spacious detached family home
- Impressive 23ft dual-aspect lounge/dining room
- 16ft fitted kitchen with integrated appliances
- Versatile office/dining room/playroom with full fibre broadband
- Private rear garden with two paved seating areas
- Driveway providing off-road parking
- Close to John of Rolleston Primary School
- Bus services to Tutbury and Burton upon Trent





Occupying a pleasant position opposite open green space in this highly desirable village location, this spacious four-bedroom detached family home combines versatile living accommodation, generous gardens and excellent commuter links - all within excellent school catchments.

An impressive 23ft living space filled with natural light from front and rear windows is ideal for both entertaining and everyday family life.

At the heart of the property is the stylish 16ft fitted kitchen, offering an excellent range of fitted units, integrated dishwasher, fitted oven and hob, generous worktop space and contemporary Karndean flooring. Adjoining the kitchen is a versatile additional reception room currently used as an office, complete with full fibre internet connectivity, making it perfect for home working, a playroom or an alternative dining room.

The ground floor also benefits from a practical rear lobby and a modern cloakroom/WC. Upstairs, the property offers four well-proportioned bedrooms and a family bathroom fitted with a contemporary suite and shower over bath.

Additional storage is provided by the mainly boarded loft with electrical sockets and lighting.

Outside, the home enjoys front, side and rear gardens, with mature planting creating a pleasant and private setting. The rear garden is particularly impressive, featuring two large paved seating areas, lawned space, external lighting, power supply, outside water tap and hardstanding for a garden shed - perfect for outdoor entertaining and family enjoyment. A tarmacked driveway provides off-road parking, while gated side access adds further practicality.



Benefiting from UPVC double glazing and gas central heating throughout, this is a fantastic opportunity to acquire a spacious and flexible detached family home in a popular village setting close to local amenities, excellent schooling and transport connections

Stretton is a vibrant village, offering an array of amenities with excellent schooling options and just a short distance from the highly regarded John of Rolleston Primary School. Its convenient location provides regular bus services to Tutbury and Burton upon Trent as well as easy access to the A38, connecting to the A50 and East Midlands Airport.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

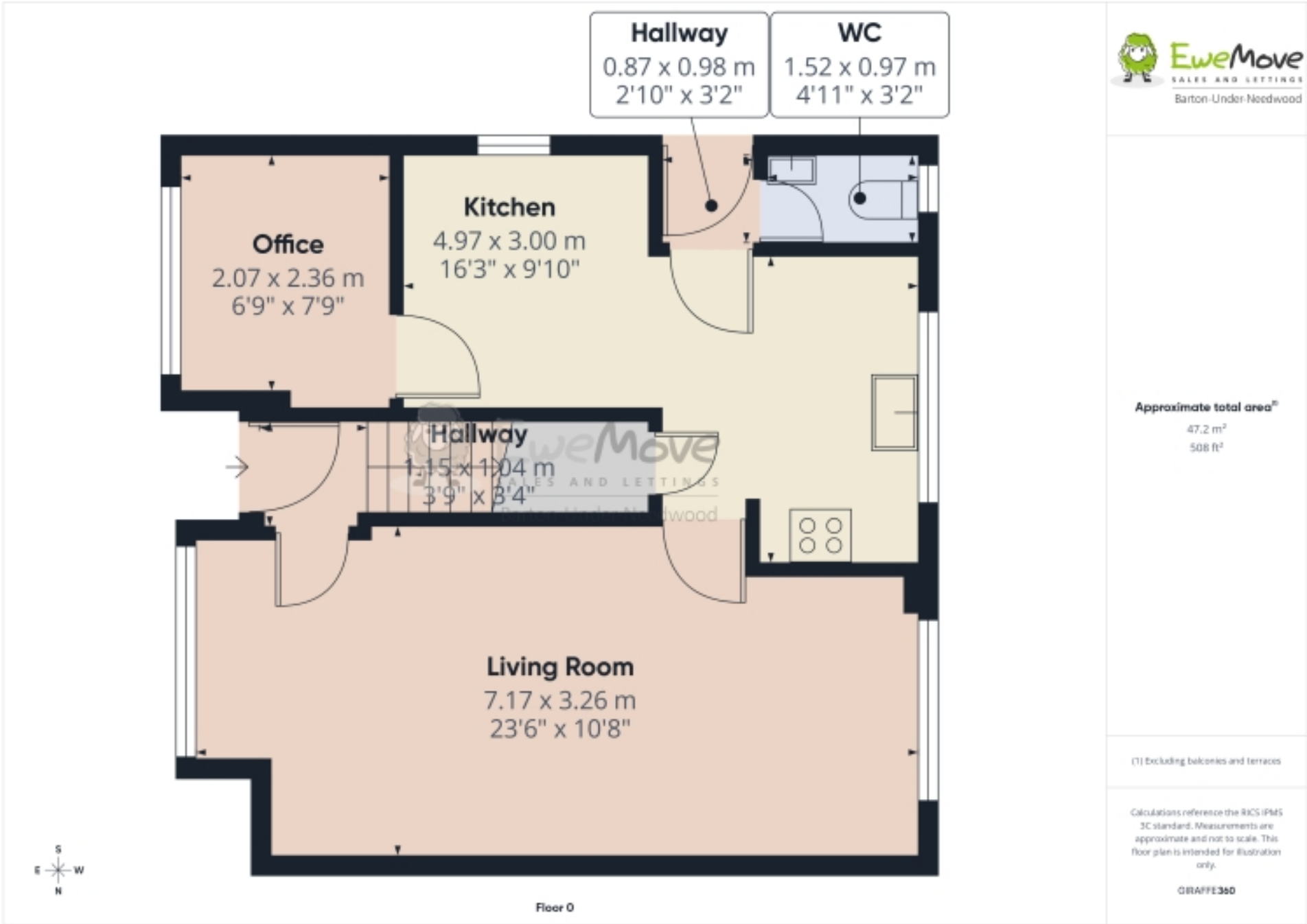
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

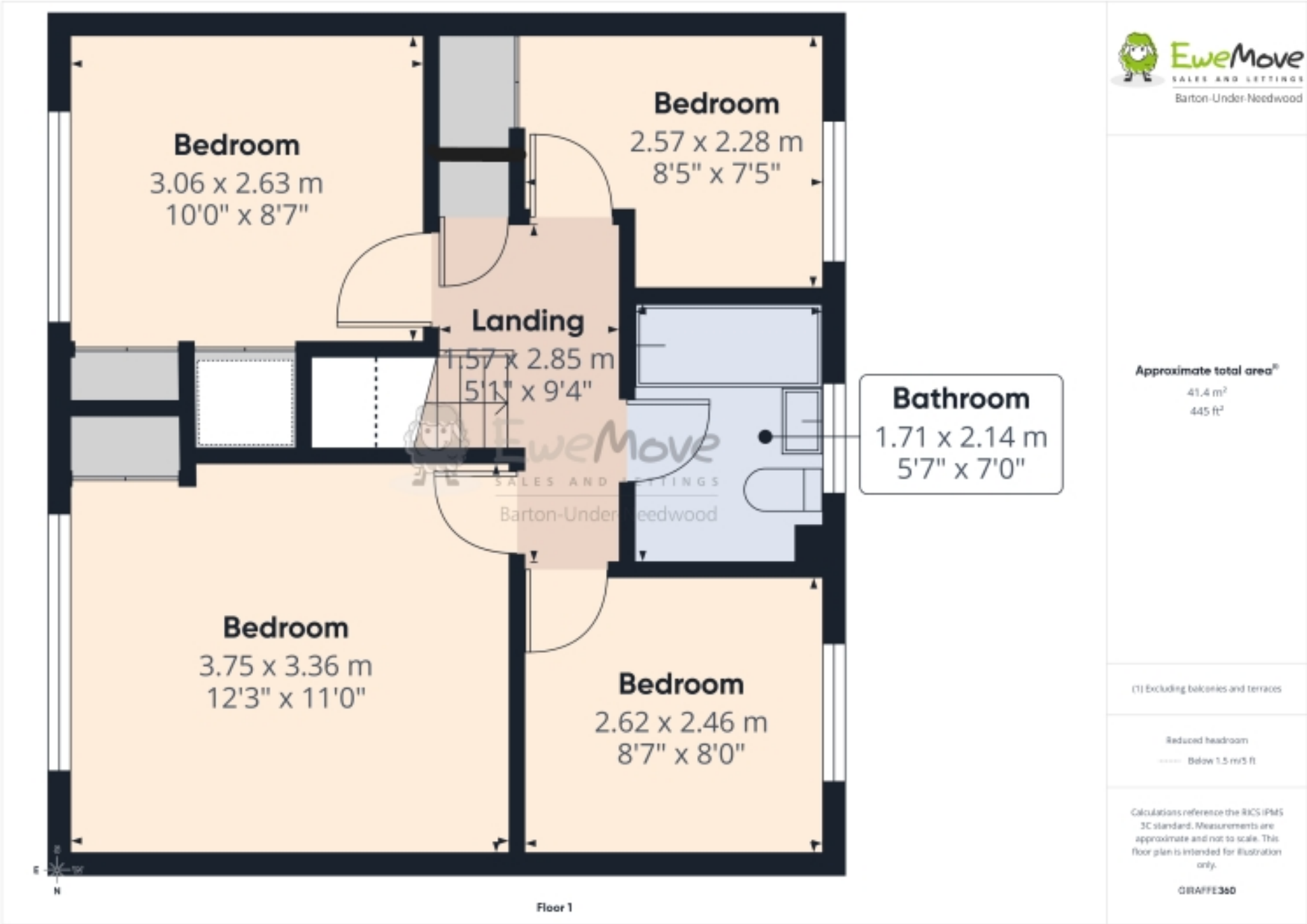
Council Tax rating: D.

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Floorplans



Floorplans



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



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