

Hurst Drive

Stretton, Burton-on-Trent, DE13 0FE

John
German







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Asking Price Of £425,000

Tucked away along a private drive comprising just three properties on Beech Gardens, off Hurst Drive in Stretton, this immaculately presented four-bedroom detached home offers stylish, versatile accommodation arranged across two floors, extending to approximately 1,794 sq ft.

Combining contemporary features with thoughtfully designed living spaces, the property benefits from a superb kitchen with island and breakfast bar, a living room with log burner, an orangery, three bathrooms, a detached garage and a garden wrapping around the majority of the plot.

Upon entering, the welcoming hallway immediately creates a sense of space and light, with a striking staircase featuring floating oak treads, metal railings and glass infill panels forming an attractive focal point. To the left, the kitchen is fitted with a comprehensive range of wall and base units, drawers and generous worktop space. There is space for a Rangemaster-style cooker beneath an extractor fan, provision for an American-style fridge freezer with a framed larder cupboard alongside, and an integrated dishwasher. The central island incorporates an integrated microwave and additional storage, while also providing a practical breakfast bar for informal dining and entertaining. A separate utility room leads off the kitchen, offering further storage, an additional sink and space for a washing machine.

Beyond the kitchen, the living room provides a comfortable place to relax, centred around a charming log burner. This leads through to an orangery, currently used as a family/playroom but equally suited as an additional entertaining space or sunroom. Skylights draw natural light into the room, while double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living areas.

To the opposite side of the hallway, the formal dining room offers another flexible reception space, ideal for hosting family and friends. Depending on individual requirements, the ground floor bedroom could alternatively serve as a home working space such as an office, treatment room, or playroom. Beyond this is a shower room fitted with a walk-in shower, WC and wash hand basin. Arranged in a Jack-and-Jill style, the shower room is accessible from both the hallway and the ground-floor bedroom positioned at the rear of the property, making this arrangement particularly convenient for guests or those seeking ground-floor accommodation.

The first floor continues to impress, with three well-proportioned bedrooms arranged around a central landing. Even the smallest bedroom comfortably accommodates a double bed, while the second bedroom is another generous double. The principal bedroom is particularly spacious and benefits from a walk-in wardrobe, further built-in wardrobes and a private en-suite bathroom fitted with a shower over the bath, WC and wash hand basin. The property's distinctive design makes excellent use of the available space, with Velux windows providing natural light and pleasant views of the sky. Completing the first floor is a family bathroom featuring a deep freestanding bath, WC and wash hand basin.

Externally, the property is approached via a private driveway providing off-road parking for approximately three vehicles, alongside a small lawned area. A detached garage offers additional storage, with useful eaves space above. The garden wraps around the majority of the plot, creating a generous outdoor space with a pathway running around the property and two separate patio areas, one positioned close to the garage and the other directly beyond the orangery double doors, ideal for outdoor dining and entertaining. The remainder is predominantly laid to lawn, with a brick wall forming the boundary to the left-hand side and mature hedging enclosing a smaller additional lawned area, providing greenery and a pleasant degree of privacy.

Situated on Beech Gardens, a private drive accessed from Hurst Drive in the sought-after residential area of Stretton, the property enjoys a tucked-away position while remaining conveniently placed for local amenities. Stretton offers a range of everyday shops, pubs and eateries, with further shopping, supermarkets, leisure facilities and services available in nearby Burton-on-Trent. The surrounding area also offers local schooling and road links towards Burton town centre, Derby and the wider Midlands, making the location well suited to commuters and families alike.

Combining immaculate presentation, a versatile layout and a private setting shared with just two other properties, this impressive, detached home offers an excellent opportunity for buyers seeking spacious modern living with the added benefit of a detached garage, driveway parking and an attractive wraparound garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15102026

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John German



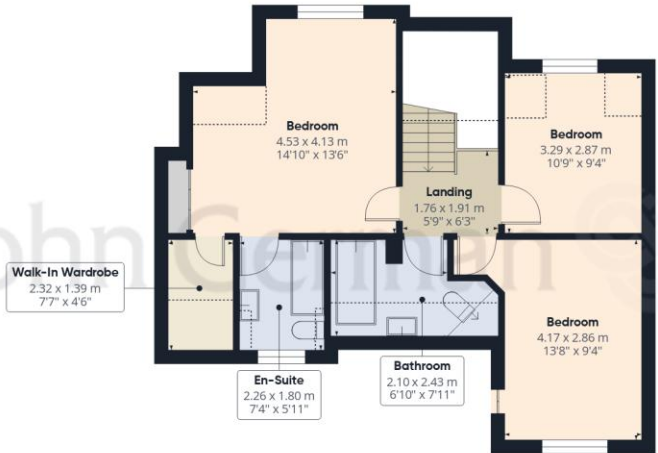


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area ⁽¹⁾
166.7 m ²
1794 ft ²
Reduced headroom
9 m ²
97 ft ²

(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.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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