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Mewis Close, DEI4 2FN

Offers Over £274,000

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A modern three-bedroom detached home situated in a sought-after residential area of Stretton, offering well-presented accommodation throughout. The property benefits from a generous kitchen diner with French doors leading onto the garden, a separate utility room, a stunning living room, three bedrooms with an en-suite to the master, a family bathroom, and a downstairs guest cloakroom. Externally, the property offers a driveway providing off-street parking, a garage, and an enclosed rear garden.

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Accommodation

Ground Floor

The property is entered through a front door into a welcoming hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the front elevation is the living room, featuring a large window allowing for plenty of natural light and ample room for seating and furniture. Off the hallway is a guest cloakroom fitted with a low-level WC and wash hand basin.

The heart of the home is the open-plan kitchen diner positioned to the rear, fitted with a range of modern wall and base units, work surfaces, an inset sink with mixer tap, an integrated oven and hob with extractor hood, space for appliances, and a dining area with French doors opening directly onto the rear garden patio. From the kitchen, a door leads to a useful utility room with additional storage and work surface space, plumbing for appliances, a wall-mounted boiler, and a further door giving access to the driveway.

First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom, positioned to the front elevation, includes an en-suite shower room comprising a corner shower cubicle, wash hand basin, and WC. Two further bedrooms are located to the rear and side, both offering versatile use as bedrooms, a study, or guest accommodation. The family bathroom is fitted with a three-piece suite including a panelled bath with shower over, wash hand basin, and WC.

Outside

To the front of the property is a landscaped fore garden with mature planting, alongside a driveway that provides off-street parking and access to the single garage. A side gate leads to the enclosed rear garden, which offers a lawn, paved patio seating area, and planted borders with shrubs and trees, creating an ideal space for outdoor entertaining and relaxation.

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Location

The property is located in the popular area of Stretton, Staffordshire, which benefits from a wide range of local amenities including shops, pubs, and eateries. The area is well-served by schools and leisure facilities, with good access to transport links. Burton upon Trent town centre is only a short distance away, providing additional shopping, dining, and recreational opportunities. Road links via the A38 and A50 make it ideal for commuters travelling towards Derby, Lichfield, and beyond.

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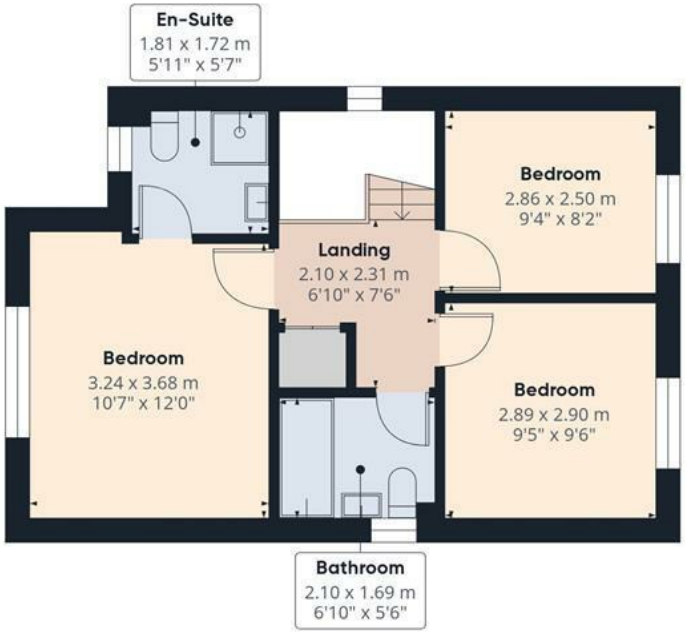
Floor 0



Floor 1

Approximate total area(1)

81.9 m²

881 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.

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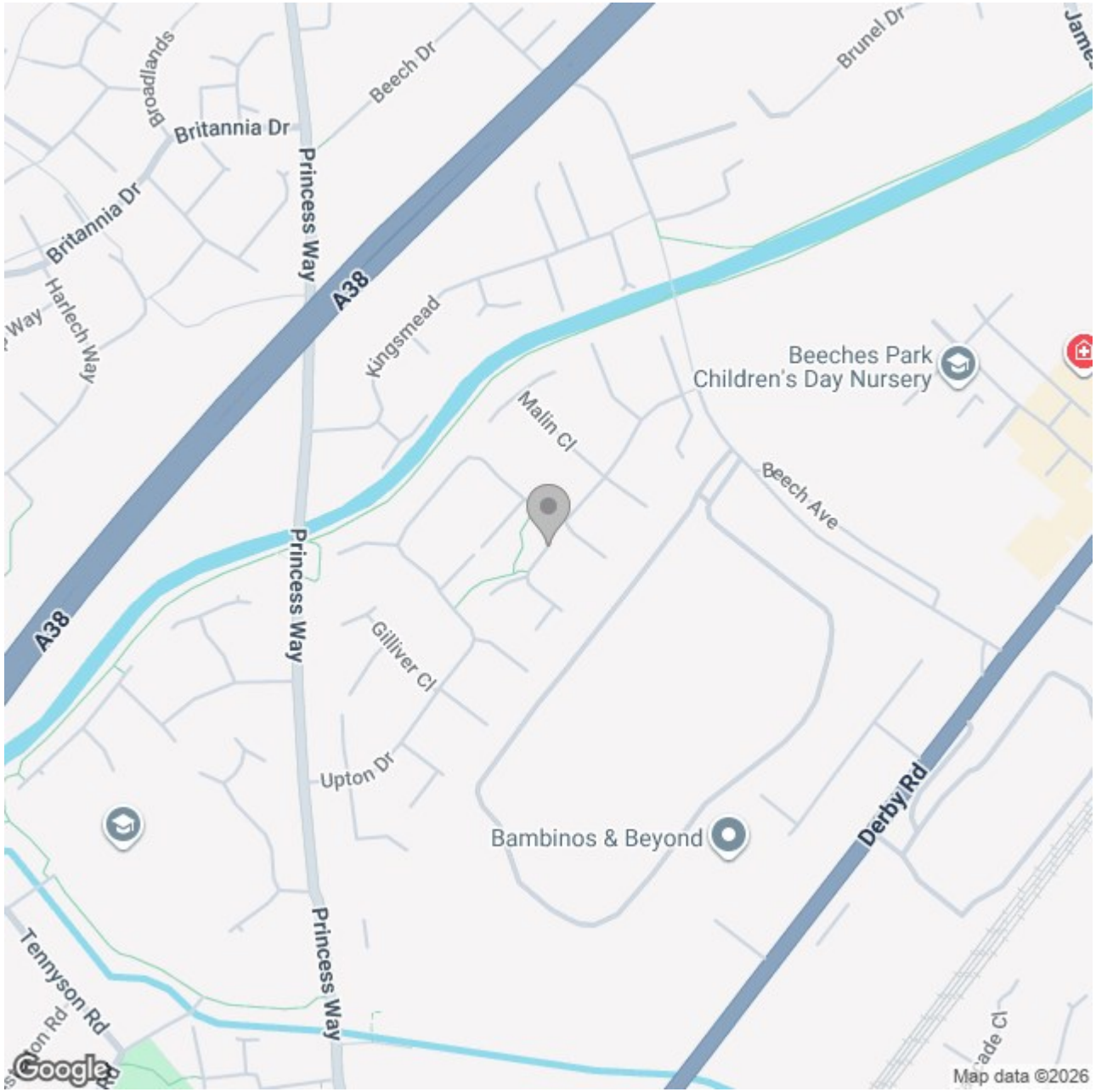

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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

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