



Buckingham Close, Stretton, Burton-On-Trent, DE13 0JL

Nicholas
Humphreys

£210,000

**** Extended Semi Detached ** Versatile Accommodation ** Two Bedrooms & Two Shower Rooms ****

The home opens into a welcoming hallway and front lounge with feature fireplace, before flowing through to a spacious kitchen diner and utility area. The rear extension creates a fantastic additional living space, ideal for family life or entertaining, with French patio doors opening directly onto the garden and an additional ground floor wet room.

To the first floor, the property offers two well-proportioned bedrooms and a modern shower room. A driveway to the front with side access to the patio and garden.

No upward chain & ready to view.



The Accommodation

Situated within the heart of Stretton and occupying a cul-de-sac position, this modern semi-detached property has been extended to the rear aspect to provide substantial and versatile living accommodation. Set back from the road behind a driveway and front lawn garden, a secure front entrance door leads into the entrance hallway, fitted with a single radiator and staircase rising to the first-floor accommodation.

A glazed internal door opens into the lounge, positioned across the front aspect of the home and enjoying a UPVC double-glazed window, radiator and feature fireplace, creating a comfortable and welcoming living space.

A particular feature of the property is the open-plan kitchen diner, incorporating a selection of gloss-fronted base cupboards and drawers with matching eye level wall units. The kitchen provides freestanding appliance spaces for a fridge freezer, cooker with gas point and washing machine, along with a useful below-stairs storage cupboard, breakfast bar area and single radiator. Open-plan access leads through to a useful utility area, offering additional freestanding appliance space, UPVC double-glazed window to the side elevation and a skylight window allowing for an abundance of natural light. A door from the utility area provides access to the rear extension.

The extended accommodation across the rear aspect currently incorporates a dining area, though this versatile space could equally be utilised as an additional lounge or family room. The room benefits from French patio doors opening out onto the rear garden, double radiator and inset ceiling spotlights. A door leads through to the ground-floor wet room.

The modern wet room is fitted with a WC, hand wash basin and electric shower set above a self-draining shower room floor, complemented by tiled walls, a heated chrome towel rail, UPVC double-glazed window and an additional skylight window within the ceiling.

To the first floor, the landing provides access to an airing cupboard housing the gas-fired central heating boiler. The main bedroom is positioned on the front aspect of the home and benefits from a built-in double wardrobe, UPVC double-glazed window and wall-mounted electric heater. The second bedroom overlooks the rear garden and also benefits from a built-in double wardrobe. Completing the first-floor accommodation is a shower room, fitted with a WC, hand wash basin and shower set above a self-draining shower room floor, with complementary tiling to the walls, radiator and UPVC double-glazed window.

Outside, the property offers off-road parking for several vehicles, with side-gated access leading to a side patio area providing space for a garden shed. This in turn gives access to the enclosed rear garden, which features a paved patio area, lawn and fenced boundaries with rear hedging.

The village of Stretton offers a wealth of amenities including public houses, convenience stores and a village bakery, while also being within easy commuting distance of the A38 and A50 road networks.

This versatile and well-proportioned home represents an excellent opportunity for both first-time and second-time buyers alike, and internal viewing is highly recommended to fully appreciate the extensive ground-floor accommodation on offer. All viewings are strictly by appointment only.

Hallway

Lounge

4.04m max x 3.12m max (13'3 max x 10'3 max)

Kitchen Diner

4.01m x 2.79m (13'2 x 9'2)

Utility

3.66m x 0.94m (12'0 x 3'1)

Dining Room

3.40m x 3.35m (11'2 x 11'0)

Wet Room

3.05m x 1.73m (10'0 x 5'8)

First Floor

Bedroom One

4.14m max x 2.87m max to wardrobes (13'7 max x 9'5 max to wardrobes)

Bedroom Two

2.82m x 2.06m (9'3 x 6'9)

Shower Room

1.91m x 1.83m (6'3 x 6'0)

Driveway & Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

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

Ofcom link <https://checker.ofcom.org.uk/>

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

An on-site management fee may apply to all modern or new developments.

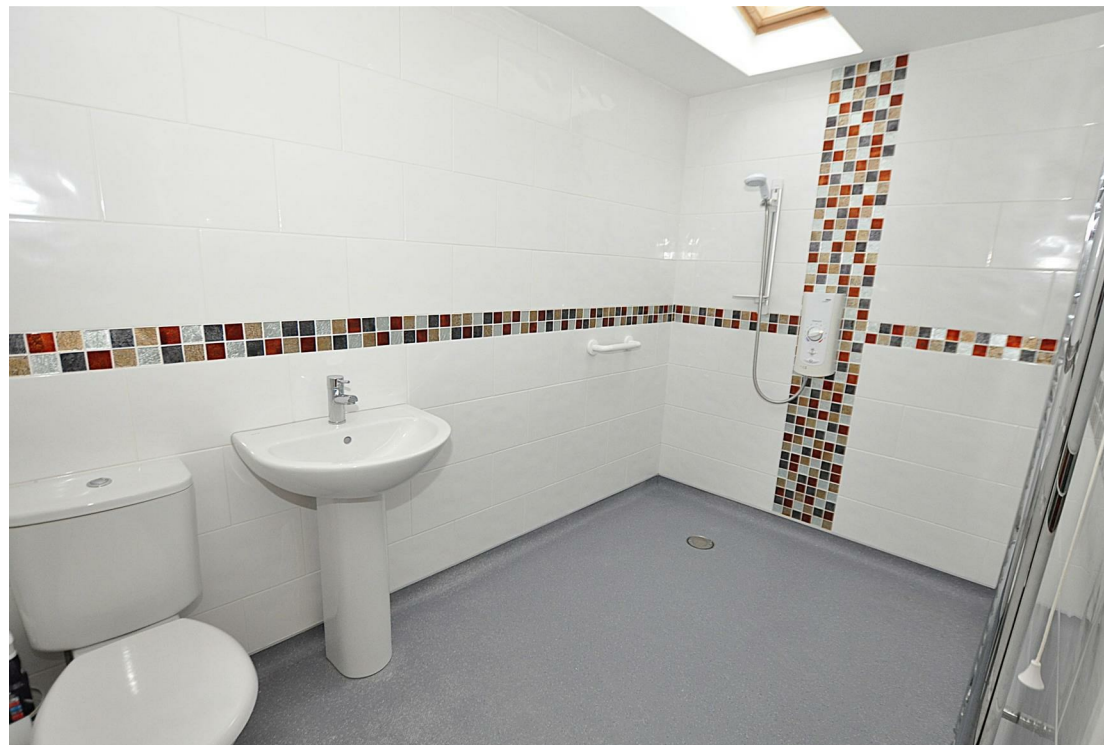
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Draft details awaiting vendor approval and subject to change, awaiting EPC inspection

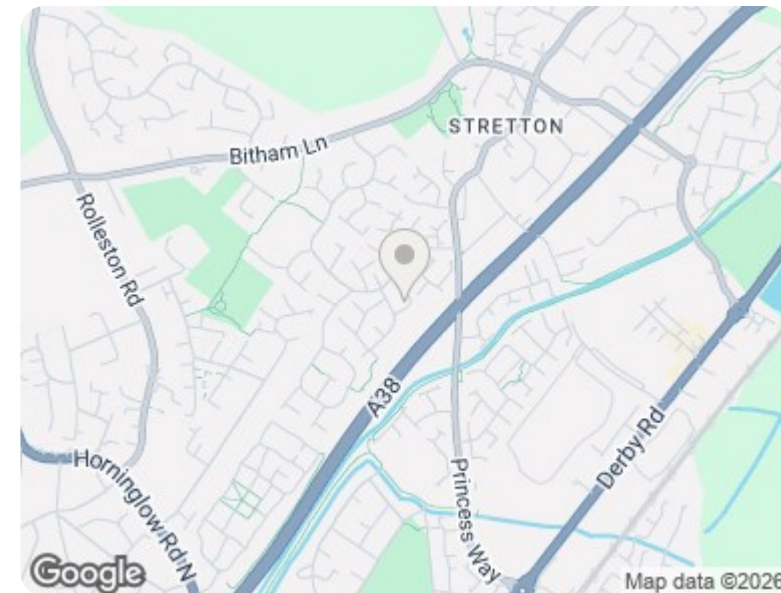








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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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 	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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