



Church Road  
Stretton Burton-On-Trent

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## Property Description

This stunning period home offers beautiful character, timeless style and one of the most sought-after locations in Stretton — now available chain-free, allowing for a smoother and faster move. Built in the early 1890's, the property showcases the elegance of the era with high ceilings, original coving and large feature windows that fill the home with natural light. Inside, you will find two generous reception rooms, a showpiece breakfast kitchen and a charming conservatory linking the indoor and outdoor spaces.

Upstairs offers three double bedrooms and an impressive family bathroom, creating a home that blends space, comfort and character throughout.

Homes of this calibre, especially chain-free, attract high levels of interest. Early viewing is strongly encouraged.

Book your viewing with Burchell Edwards today and experience this exceptional property for yourself.

## Front Garden

Five car driveway providing off road parking and access to rear garden.

## Storm Porch

Brick built with doorbell and lighting.

## Entrance Hallway

Antico flooring, central heating radiator, access to cellar and stairs to first floor accommodation.

## Guest W.C

Double glazed window to side elevation, W.C, wash hand basin and heated towel rail.

## Utility Room

4' 1" x 5' 6" ( 1.24m x 1.68m )  
Double glazed window to side aspect, space and plumbing for a washing machine, space for storage and tiled floor.

## Cellar

Power and lighting.

## Lounge

12' 10" x 14' ( 3.91m x 4.27m )  
Benefiting from a Double glazed window to front aspect, log burning stove within fireplace, TV point, coving to ceiling, wall lights, exposed oak floorboards, bespoke fitted storage and stunning high ceiling.

## Dining Room

12' 10" x 11' 11" ( 3.91m x 3.63m )  
Double glazed window to rear elevation, central heating radiator and Amtico flooring,

## Kitchen

Irregular Shaped Room 12' 10" x 11' ( 3.91m x 3.35m )  
Double glazed window to side elevation, Double glazed french doors to rear conservatory, a range of wall and base units with work surface over incorporating a ceramic sink with drainer unit and breakfast bar, integrated dishwasher, further integrated appliances including a full fridge and fridge freezer, electric Smeg oven, Siemens induction hob, extractor hood, wine cooler, Smeg microwave and parquet flooring under foot.

## Conservatory

9' 10" x 9' 10" ( 3.00m x 3.00m )  
Double glazed windows and French doors to rear elevation, tiled flooring.

## Landing

Providing access to all bedrooms and the family bathroom, DG window to side aspect and loft access.

## Bedroom One

13' 11" x 11' 8" ( 4.24m x 3.56m )  
Double glazed window, two double mirrored wardrobes, central heating radiator and

original fireplace.

### Bedroom Two

11' 1" x 10' 10" ( 3.38m x 3.30m )

Double glazed window to rear aspect, carpet, central heating radiator, coving and original fireplace.

### Bedroom Three

8' 10" x 10' 4" ( 2.69m x 3.15m )

Double glazed window to rear elevation and central heating radiator.

### Bathroom

Double glazed window to front aspect, free standing bath, shower cubicle, hand wash basin with vanity storage, low level flush WC, heated towel rail, wooden floor and tiling.

### Rear Garden

A large family garden that is mostly laid to lawn with a gravel patio, decked patio and pleasant water feature.

### Garage

24' x 10' ( 7.32m x 3.05m )

Electric up and over door to front elevation, window and door to rear garden, power and lighting.









Total floor area 142.4 m<sup>2</sup> (1,533 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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