





Situated in a quiet cul-de-sac location in Stretton, this well-presented three-bedroom detached home offers generous living accommodation, a spacious driveway with a detached garage, and a good-sized rear garden. The property features a modern kitchen, two reception rooms, a conservatory overlooking the garden, three well-proportioned bedrooms, and a contemporary family bathroom. A great opportunity for buyers looking for a well-maintained home in a popular residential setting.



Accommodation

GROUND FLOOR

The property is entered through a front door into an entrance hallway with stairs rising to the first floor and access to the downstairs WC. The hallway leads into the main living room, a bright and comfortable space with a large front-facing window and a central fireplace.

To the rear sits the dining room, ideal for family meals or entertaining, with sliding doors opening directly into the conservatory. The conservatory provides an excellent additional living space with views over the garden and access to the patio.

The kitchen is positioned to the rear, fitted with sleek high-gloss wall and base units, marble-effect work surfaces, tiled splash backs, integrated sink, space for appliances, and a window overlooking the garden.

FIRST FLOOR

The first-floor landing provides access to three well-sized bedrooms and the family bathroom.

The master bedroom is a generous double room with a wide front-facing window and extensive fitted wardrobes spanning one wall. Bedroom two is another good double with fitted storage, while bedroom three is a well-proportioned single or small double overlooking the rear garden.

The contemporary family bathroom is finished to a high standard, offering a modern three-piece suite



including a panelled bath with shower over, wash hand basin, low-level WC, tiled walls, and a double-glazed window with privacy glass.

OUTSIDE

To the front, the property benefits from a wide driveway providing off-street parking for multiple vehicles, leading to a detached garage with up-and-over door. Decorative gravel borders complement the frontage, and gated side access leads to the rear garden.







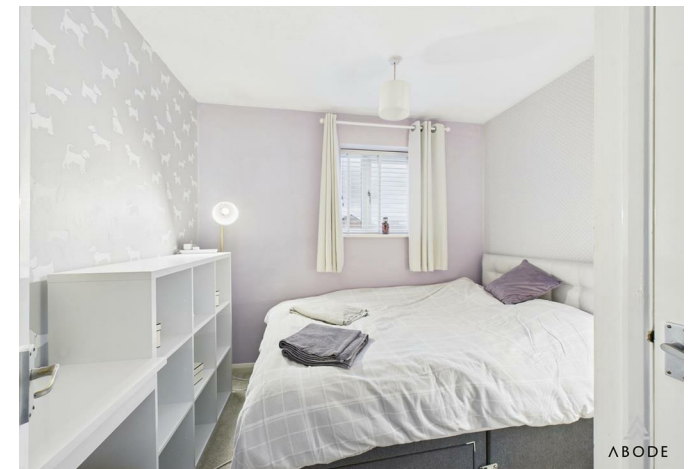
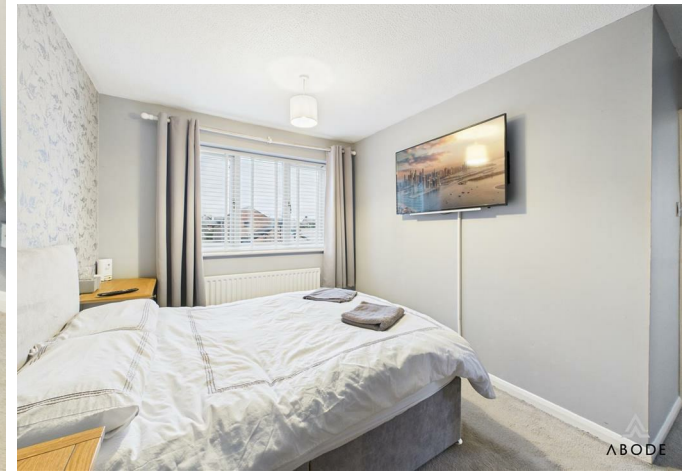
The enclosed rear garden is a generous size, offering a lawned area, established borders, a patio for outdoor seating, and space for a greenhouse. The garden enjoys good privacy, making it ideal for families or those who enjoy outdoor living.

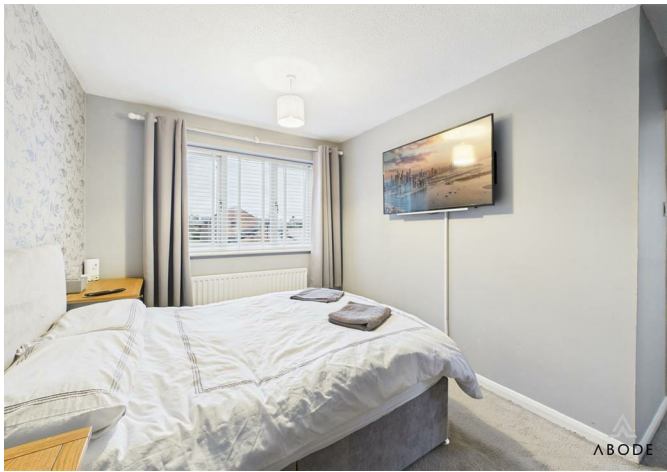
LOCATION

Located in a quiet cul-de-sac in Stretton, the property benefits from convenient access to local amenities including shops, pubs, schools, medical services, parks, and public transport links. Stretton provides excellent access to Burton-on-Trent, the A38, and surrounding villages, making it a practical and popular location for families and commuters alike.

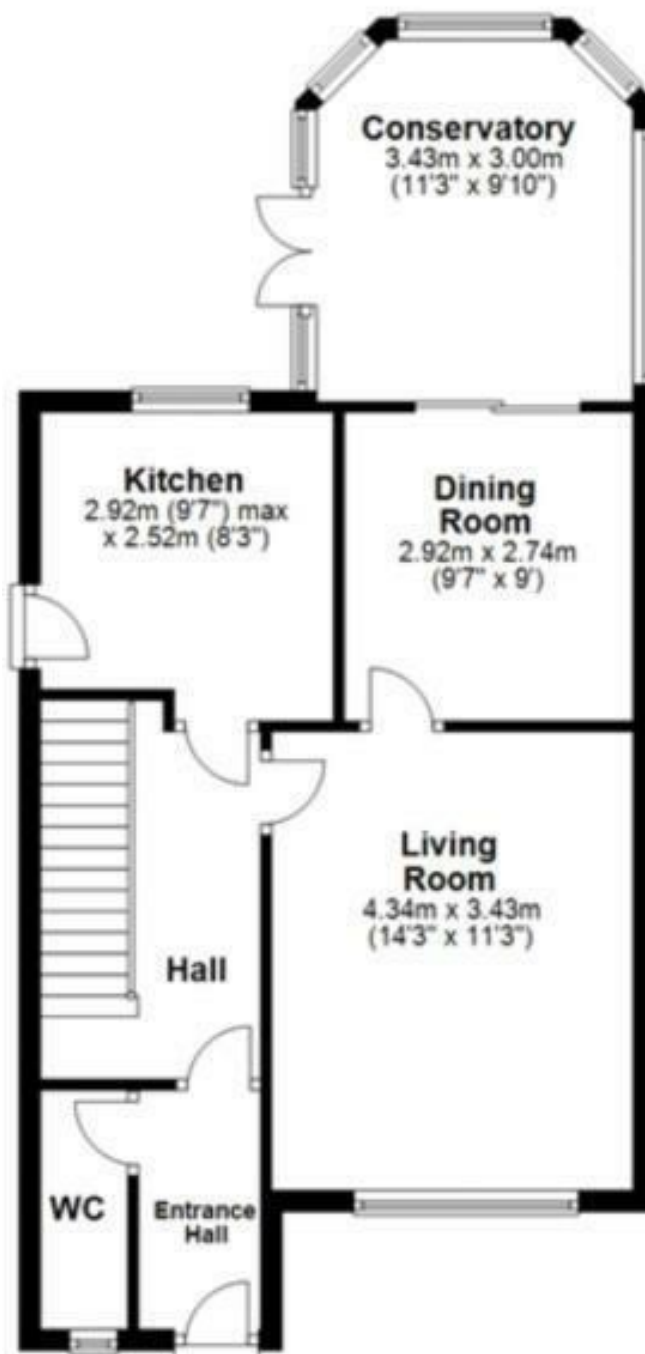








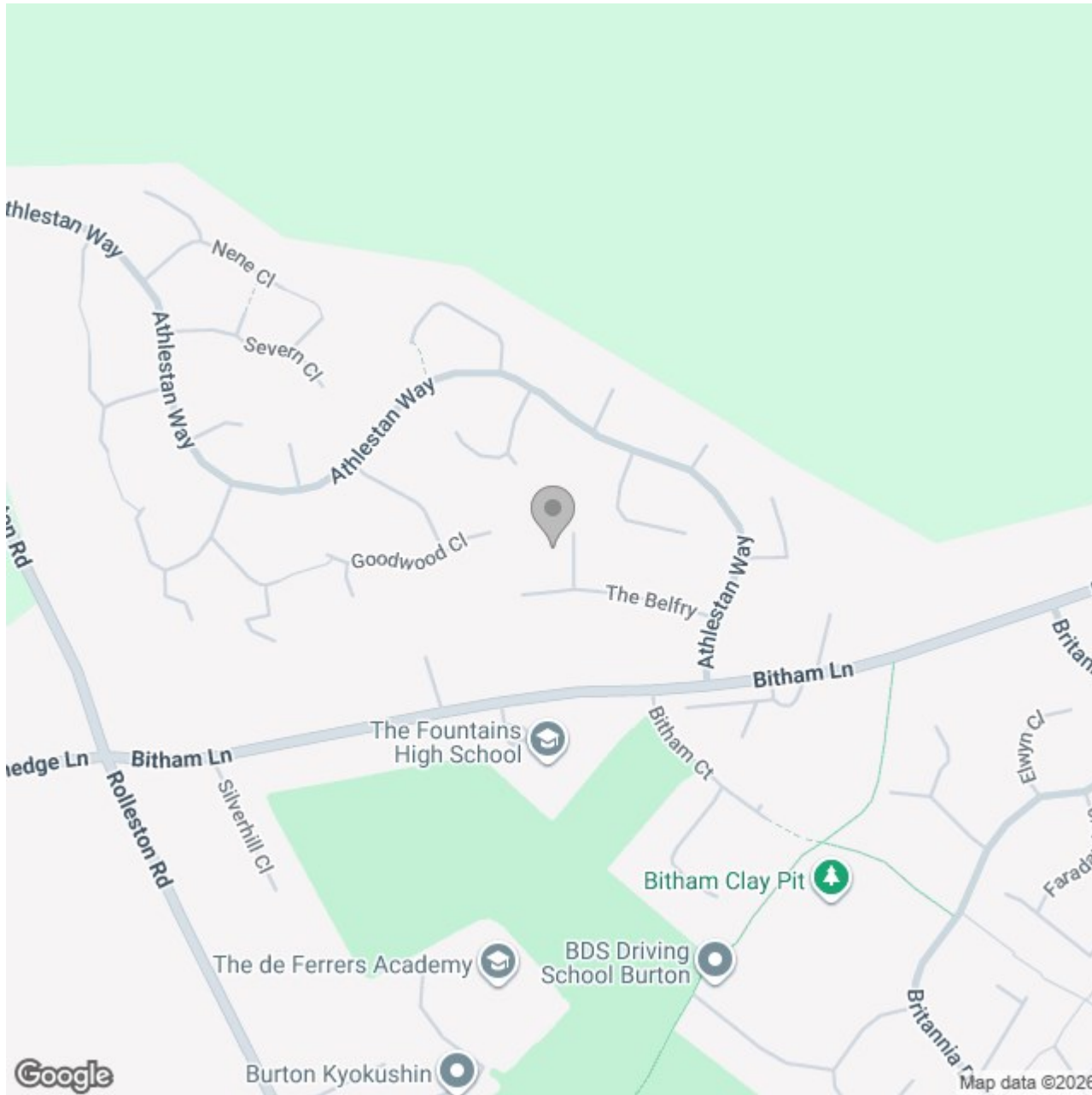
Ground Floor



The floor plan shows a central hallway with a staircase on the left side. The staircase has an arrow pointing downwards, indicating it leads to the first floor. The hallway provides access to three bedrooms and a family bathroom. The rooms are labeled with their names and dimensions in both meters and feet/inches.

Room	Dimensions (m)	Dimensions (ft/in)
Family Bathroom	1.87m x 2.26m	(6'2" x 7'5")
Bedroom 2	3.03m x 3.06m	(9'11" x 10')
Master Bedroom	4.28m x 2.71m	(14'1" x 8'11")
Bedroom 3	2.79m x 2.73m	(9'2" x 8'11")

Bedroom 3
2.79m x 2.73m
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Energy Efficiency Rating

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