

# Bladon View

Stretton, Burton-on-Trent, DE13 0JE

John  
German





# Bladon View

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£237,500

Well presented throughout & ready to move into with no chain is this semi detached home offering plenty of space with 3 bedrooms, modern shower room, spacious living room, lovely dining room, fitted kitchen, low maintenance gardens, a superb carport & garage, perfect as a hobby/workshop space.



Ideal for a family or for those wanting to downsize without compromising on space this superb home is well worth a viewing.

Situated just a short walk from the centre of Stretton with a choice of shops, amenities and pubs together with schools for all ages closeby plus excellent transport links via the A38 and A50.

A stand out feature of this home is the long carport with a tiled floor leading through to the garage which has an electric door. This would make a fantastic hobby/workshop space, for motorbikes or a variety of other uses.

The property is set behind a generous frontage with the drive providing ample parking with a raised planting bed. To the rear is a lovely low maintenance garden that has been paved with a pergola and two useful sheds.

The front door opens into a welcoming hall having a feature staircase with glass panelling adding a contemporary look. The spacious lounge has an inset electric fire, plenty of room for furniture and French doors opening into the dining room that has a roof lantern over allowing lots of natural light.

The kitchen has a range of modern gloss finished units, space for appliance and French doors opening out to the rear.

Also on the ground floor is a generous double bedroom along with a superb modern shower room.

To the first floor the landing has doors off to a useful storage cupboard and two further bedrooms - the largest of which is a good double sized room while the second is a comfortable single.

This is a great home, deceptively spacious, versatile and ready to move into.

**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. Probate has been applied for but not yet granted.

The loft conversion was carried out many years ago by a previous owner and the current owners have no information regarding it.

**Property construction:** Standard

**Electricity supply:** Mains

**Sewerage:** Mains

**Broadband type:** Not currently connected

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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22042026

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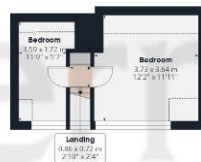
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

140.7 m<sup>2</sup>

1513 ft<sup>2</sup>

**Reduced headroom**

5.2 m<sup>2</sup>

56 ft<sup>2</sup>

(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.

GIRAFFE360



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#### Agents' Notes

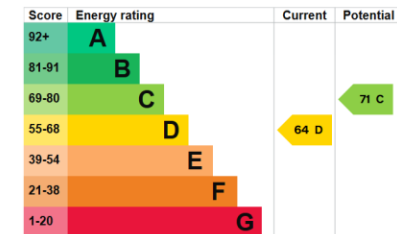
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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