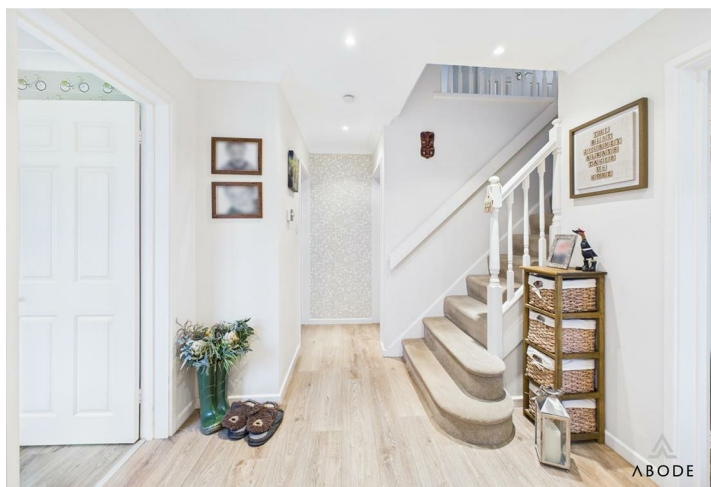








A beautifully presented four-bedroom detached family home offering generous living space, a superb plot with a large rear garden, and a double garage. Situated in the popular area of Stretton, on the edge of Rolleston on Dove, the property provides excellent ground-floor accommodation including a spacious living room with French doors, a modern kitchen, utility room, snug, office and WC. The first floor features four well-proportioned bedrooms, including a generous master with fitted wardrobes and an en-suite, along with a stylish family bathroom. The home also benefits from ample off-street parking and a particularly impressive garden, ideal for families and entertaining.





## Accommodation

### GROUND FLOOR

You enter the property into a bright, wide entrance hallway with modern flooring, neutral décor and stairs rising to the first floor. From here, doors lead to the principal ground-floor rooms.

To the front of the home is a useful office, ideal for home working and enjoying front-facing views over the front garden. Adjacent is a versatile snug, perfect as a second sitting room, music room or playroom.

The living room sits to the rear and offers an excellent family space, featuring French doors opening out onto the garden patio and allowing for plenty of natural light.

The kitchen, positioned to the rear elevation and is well fitted with modern white units, integrated appliances, tiled flooring and ample worktop space. There is room for a dining table, creating a sociable setting for everyday meals. An archway leads through to the extended utility room, offering additional storage units, worktops and appliance space, with a rear door giving direct access to the garden.

Completing the ground floor is a modern WC, fitted with stylish tiling and a chrome heated towel rail.

There is also internal access into the double garage, which provides excellent storage or potential for future conversion (subject to permissions).



### FIRST FLOOR

The spacious first-floor landing gives access to all bedrooms and the family bathroom.

The master bedroom is a standout feature – a large, bright room with dual built-in wardrobes and peaceful views over greenery to the front. It benefits from its own en-suite, fitted with a corner shower, wash hand basin and WC.









There are three further bedrooms, all well-proportioned and capable of accommodating double beds or fitted furniture, making the layout ideal for families.

The family bathroom has been stylishly refitted with a modern suite comprising a P-shaped bath with shower over, wash basin with vanity storage, WC, heated towel radiator and contemporary wall panelling.

## OUTSIDE

The property enjoys a generous frontage with a large driveway providing excellent off-street parking and access to the double garage. The front has an impressive size laid to lawn garden, which could be used for further parking.

The rear garden is a true highlight – a substantial enclosed space with a sweeping lawn and a large stamped-concrete patio spanning the rear of the house. It offers superb space for outdoor dining, relaxing and family use, with plenty of potential for landscaping, play areas or garden structures.



## LOCATION

Situated in the well-established residential area of Stretton, the property is conveniently placed for a wide range of local amenities, including shops, supermarkets, pubs, schools, parks and transport links. The area provides excellent access to Burton-on-Trent and wider commuter routes, making it a practical and appealing location for families.











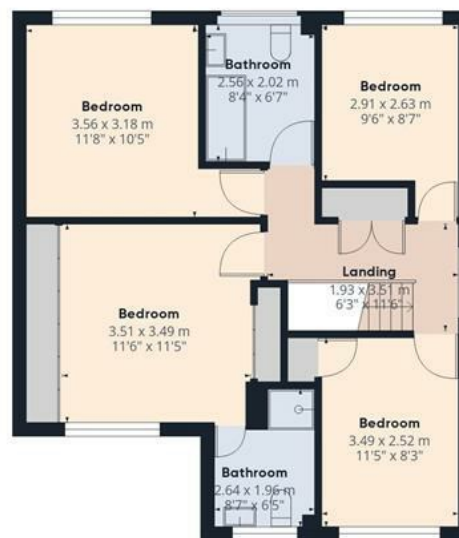








**Floor 0**



**Floor 1**



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

158.8 m<sup>2</sup>

1708 ft<sup>2</sup>

(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.

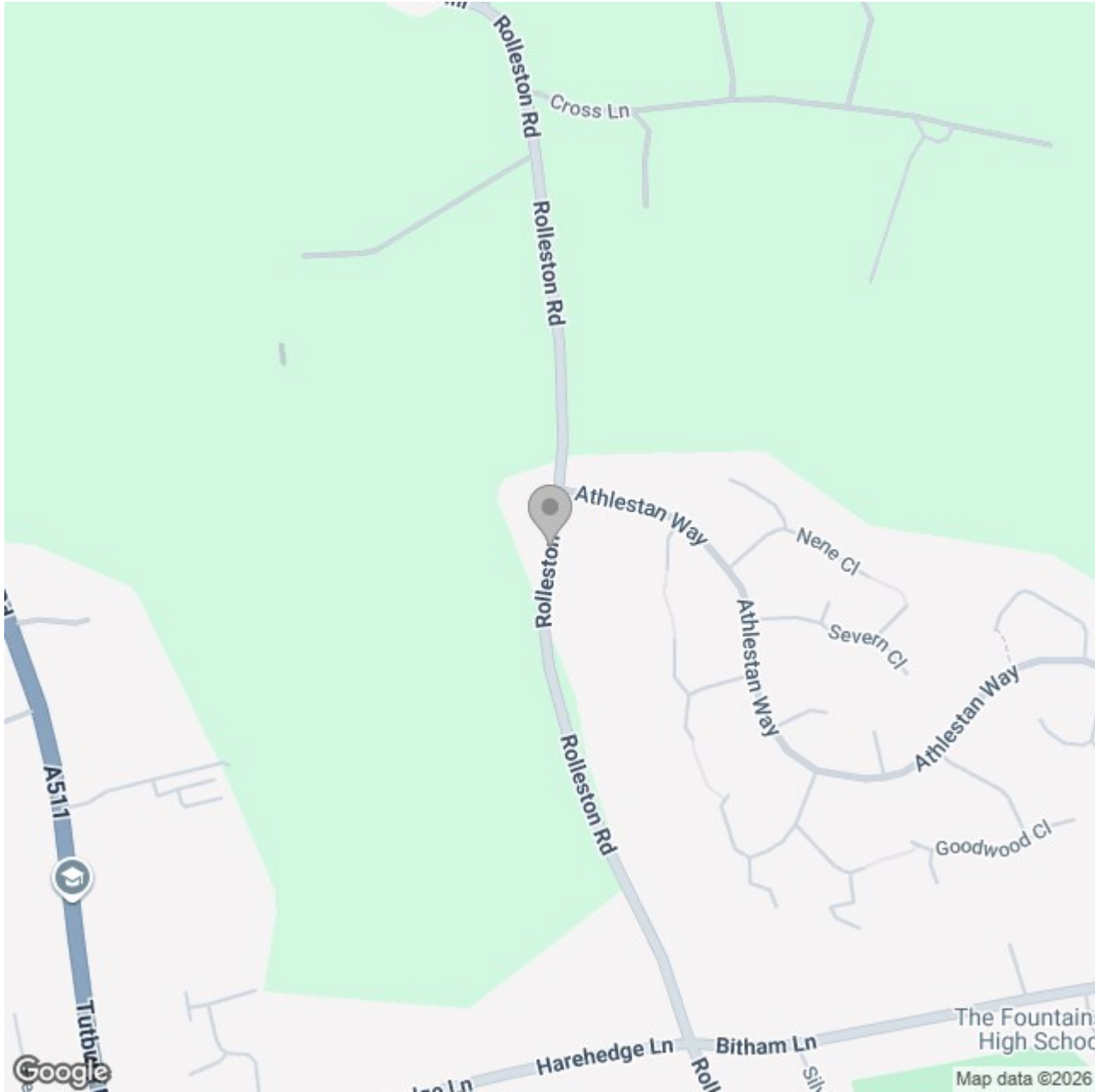
**GIRAFFE 360**











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC