



Upton Drive, Burton-On-Trent, DE14 2FR

Nicholas
Humphreys

Asking Price £200,000

A beautifully presented modern three-storey end townhouse situated in a sought-after location close to the heart of Stretton Village.

Offering three generous double bedrooms, including a superb second-floor principal suite with en-suite shower room, spacious lounge, open-plan dining kitchen with French doors, guest cloakroom, landscaped low-maintenance rear garden and a double-width driveway. Ideally suited to first-time buyers and growing families, with excellent access to local amenities and the A38.

Early viewing is highly recommended.



The Accommodation

A delightfully presented modern three-storey end townhouse, occupying a popular residential location close to the heart of Stretton Village. Beautifully maintained throughout and offering spacious, versatile accommodation arranged over three floors, this superb home is ideally suited to the first-time buyer or growing family. Benefiting from a landscaped rear garden, double-width driveway and a stunning principal bedroom suite, an internal inspection is highly recommended.

The property is set back from the road behind a double-width driveway providing off-road parking for two vehicles, with gated side access leading to the enclosed rear garden. A secure front entrance door opens into the welcoming entrance hallway, which in turn leads through to the spacious lounge.

Positioned across the front elevation, the lounge enjoys excellent natural light from a UPVC double-glazed window and is complemented by a double radiator. An internal door leads through to the inner hallway, where the staircase rises to the first-floor accommodation and doors provide access to the guest cloakroom and dining kitchen.

The guest cloakroom is fitted with a contemporary white suite comprising a low-level WC and hand wash basin, together with a radiator and extractor fan.

Occupying the rear of the property is the well-appointed open-plan dining kitchen. The kitchen is fitted with a selection of base cupboards and matching eye-level wall units, complemented by preparation work surfaces and an inset stainless steel sink unit. Integrated appliances include a stainless steel electric oven with a four-ring gas hob and extractor hood above, together with freestanding appliance space for a fridge freezer and washing machine. There is ample space for a dining table and chairs, a UPVC double-glazed window overlooking the rear garden, double radiator and French patio doors opening directly onto the landscaped rear garden, creating an ideal space for both everyday family living and entertaining.

The first-floor landing provides access to two generously proportioned double bedrooms. The front bedroom enjoys a pleasant outlook over the frontage, whilst the second double bedroom overlooks the enclosed rear garden. Serving these rooms is the modern family bathroom, fitted with a white three-piece suite comprising a low-level WC, hand wash basin and panelled bath with complementary wall tiling, radiator and a UPVC double-glazed window.

Occupying the entire second floor is the impressive principal bedroom suite, undoubtedly one of the home’s standout features. The spacious double bedroom enjoys a front-facing UPVC double-glazed window, radiator and access to the contemporary en-suite shower room. The en-suite is fitted with a modern white suite incorporating a low-level WC, hand wash basin and enclosed shower cubicle, together with a radiator and double-glazed skylight window which fills the room with natural light.

Outside, the current owners have created an attractive low-maintenance rear garden, thoughtfully landscaped to provide a raised decked seating area, artificial lawn and chipped slate patio, all enclosed by timber-fenced boundaries to create a private and secure outdoor space.

Situated within easy reach of the centre of Stretton Village, the property enjoys excellent access to a wide range of local amenities including supermarkets, shops, a bakery, public houses, schools

and everyday conveniences. Excellent transport links are available via the nearby A38, providing straightforward access to Burton upon Trent, Derby, Lichfield and the wider motorway network.

Finished to an excellent standard throughout, this spacious three-storey family home combines modern living with an excellent location and must be viewed internally to fully appreciate the size, presentation and quality of accommodation on offer.

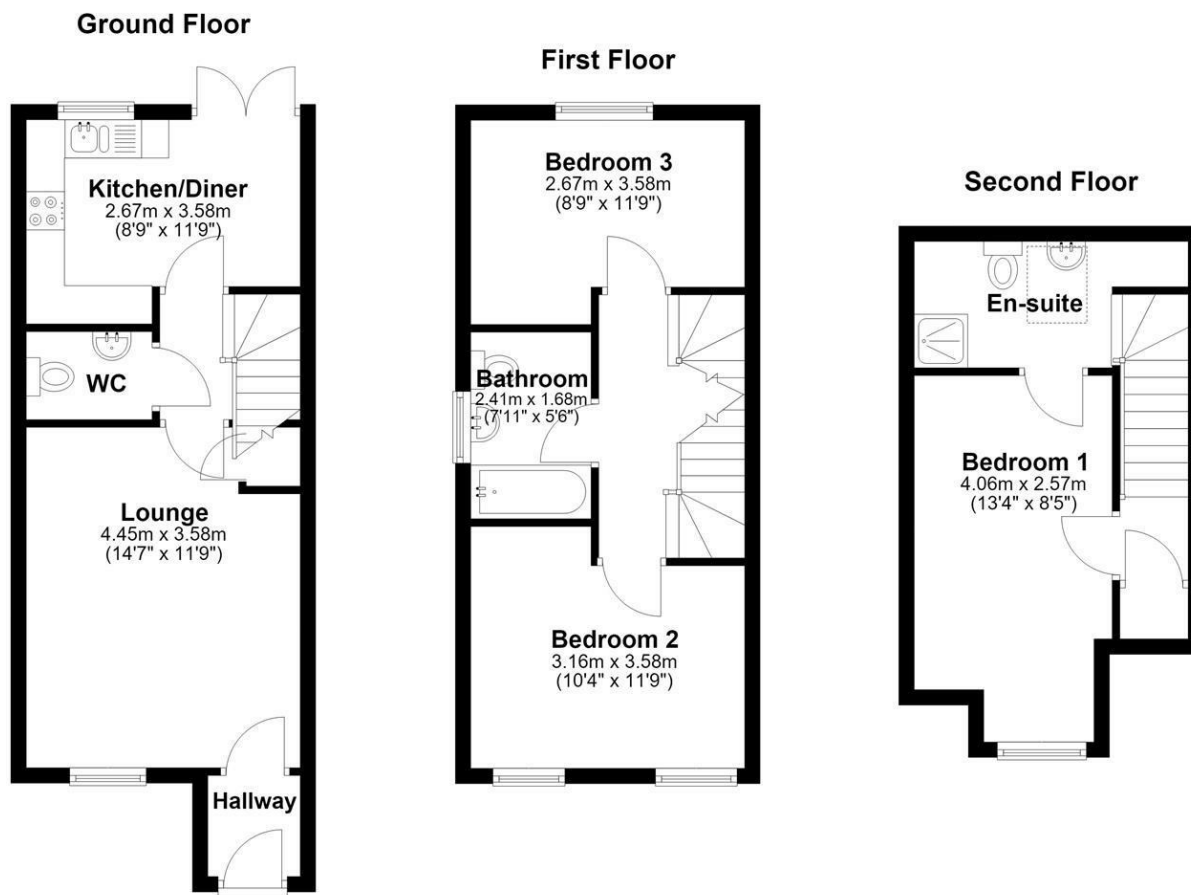
- Property construction: Standard
- Parking: Drive
- Electricity supply: Mains
- Water supply: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Council Tax Band: C
- Local Authority: East Staffordshire Borough Council
- Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile 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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In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure. Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change









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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 	

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

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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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