



Athlestan Way, Stretton,
Burton-on-Trent



£390,000



Key Features

- Deceptively Spacious Detached Home
- Four Bedrooms
- Fringe Of Village Location
- Spectacular Garden Room
- Off Road Parking
- Beautiful Landscaped Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this deceptively spacious extended four bedroomed detached family home in this extremely popular location on the fringe of open countryside. The beautifully presented home must be viewed to fully appreciate. In brief the accommodation comprises: - entrance hall, guest cloak room, large lounge with stunning fireplace and opening through into a spectacular garden room with bi-fold doors, well fitted breakfast kitchen and separate utility room. On the first floor a landing leads to four well proportioned bedrooms and family bathroom. Outside to the front is a sweeping driveway providing plenty of parking and leading to a large store with electric roller shutter doors. To the rear is a beautifully landscaped enclosed garden with mature shrubs, trees and seating areas.

Accommodation In Detail

Open Canopied Entrance

having half obscure Upvc double glazed entrance door with obscure double glazed light side leading to:

Entrance Hall 5.1m x 1.78m (16'8" x 5'10")

having wood effect ceramic plank tiling to floor, staircase rising to first floor, understairs storage cupboard, coving to ceiling, fitted smoke alarm and one double central heating radiator.

Guest Cloak Room

having low level wc, wall mounted wash basin, heated ladder towel radiator, obscure Upvc double glazed window to front elevation and woodgrain effect ceramic tiling to floor.

Impressive Sitting Room

having Upvc double glazed bow window to front elevation, stunning contemporary feature cream Sandstone fireplace with inset electric plasma style fire, quality fitted oak effect laminate flooring, one double and one single central heating radiators, coving to ceiling and sliding double glazed patio doors opening into:

Stunning Garden Room 4.61m x 3.33m (15'1" x 10'11")

having double glazed rectangular shaped lantern to ceiling, Upvc double glazed bi-fold doors opening out to the rear garden, Upvc double glazed window to side elevation, oak effect laminate flooring, low intensity spotlights to ceiling and vertical charcoal central heating radiator.

Large Fitted Breakfast Kitchen

having a wealth of quality fitted cream fronted woodgrain effect base and wall mounted units with complementary marble effect working surfaces, low intensity spotlights to ceiling, woodgrain effect ceramic tiling to floor, one central heating radiator, skylight to ceiling, Franke stainless steel sink and draining unit, Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, under unit lighting, wall mounted plasma style extraction unit, integrated dishwasher, one central heating radiator and half obscure Upvc double glazed door to side elevation.

Utility Room 2.5m x 2.22m (8'2" x 7'4")

having obscure Upvc double glazed window to side elevation, array of cream woodgrain effect base and wall mounted units including full height storage and shelving units, plumbing for washing machine, space for tumble dryer, cupboard housing electric consumer unit, one central heating radiator, woodgrain effect ceramic tiling to floor.



On The First Floor

Landing

having access to loft via retractable ladder and fitted smoke alarm.

Master Bedroom 2.9m x 4m (9'6" x 13'1")

having twin Upvc double glazed windows to front elevation, one central heating radiator and built-in double wardrobe with sliding mirror fronted doors.

Bedroom Two 2.9m x 3.74m (9'6" x 12'4")

having Upvc double glazed window to front elevation, one central heating radiator and range of sliding mirror fronted wardrobes.

Bedroom Three 2.66m x 2.69m (8'8" x 8'10")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Four 2.87m x 2.4m (9'5" x 7'11")

having Upvc double glazed window to rear elevation and one central heating radiator.

Beautifully Fitted Bathroom

having high quality Heritage suite comprising panelled bath with Victoriana style mixer taps and shower attachment, vanity wash basin, low level wc, quadrant shower enclosure with thermostatically controlled Drenche shower, aqua-boarding to shower area, full tiling to further walls, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling and heated chrome ladder towel radiator.



Outside

To the front of the property a sweeping block paved driveway provides extensive parking for numerous vehicles, the majority of the garden is hard landscaped with various evergreen plants. To the side of the property, accessed from the rear, is a shed with power and light. To the rear is an enclosed garden screened by timber fencing and has various flagged seating areas, shaped lawns and herbaceous borders. There is an outside water supply and two electrical sockets to the rear. The garden offers privacy and seclusion.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

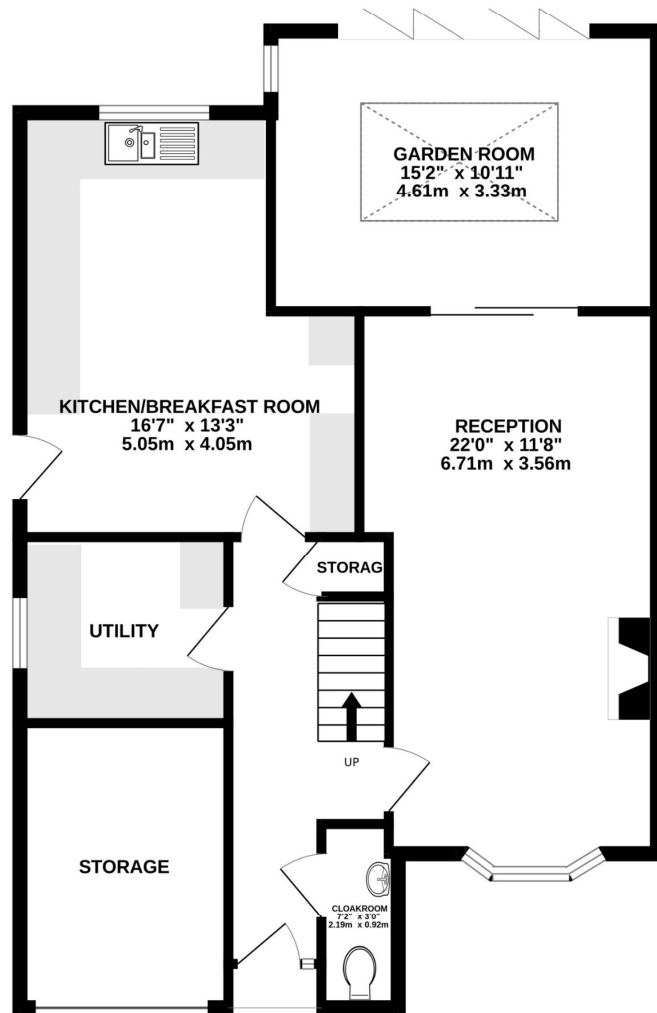
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

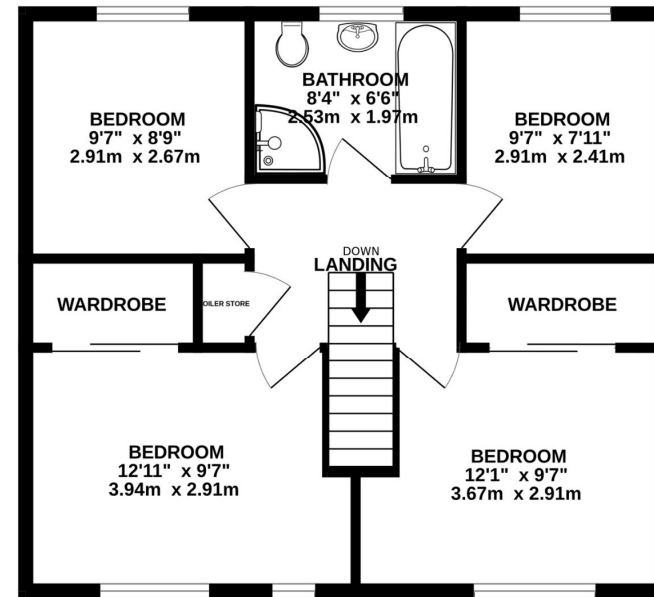
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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