





A beautifully presented three-bedroom semi-detached home, occupying what is arguably one of the most favourable plot positions within the development, with attractive open countryside views to the rear. The property offers well-balanced accommodation across two floors, including a good-sized front living room, modern kitchen diner, ground floor WC, three bedrooms, en-suite to the master bedroom and a family bathroom. Externally, the home benefits from off-street parking, a well-maintained rear garden with patio, decked seating area and views across the adjoining countryside.



## Accommodation

The accommodation begins with an entrance area having access to the ground floor WC, fitted with a low-level WC and wash hand basin. The living room is positioned to the front of the property and provides a good-sized reception space, with a double glazed window to the front elevation and ample room for living room furniture.

To the centre of the property is the hallway area, where the staircase rises to the first floor and doors lead through to the kitchen diner. The kitchen diner sits to the rear and is fitted with a range of matching wall and base units, complementary work surfaces, sink with drainer, integrated oven, hob and extractor, space for further appliances and room for a dining table. Double glazed French doors open directly onto the rear garden, creating a pleasant connection between the internal living space and the outside area.

## First Floor

To the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is positioned to the rear of the property and enjoys views across the open countryside, with the added benefit of an en-suite shower room comprising a shower cubicle, wash hand basin and low-level WC.

Bedroom two is a double bedroom, while bedroom three is currently arranged as a home office, making it suitable for those requiring a study, nursery or single bedroom. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and low-level WC.



## Outside

Externally, the property sits in a favourable position within the development, with side by side off-street parking to the front. To the rear is a well-maintained garden, mainly laid to lawn with a patio area and raised decked seating space, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing and enjoys attractive views over the adjoining open countryside, giving the home a particularly appealing rear aspect.

## Location







Situated in Stretton, a popular residential area offering convenient access to a range of local amenities, including shops, schools, pubs and everyday services. The area is well placed for Burton upon Trent town centre, nearby road links including the A38, and surrounding villages, making it a practical location for commuters and families alike.



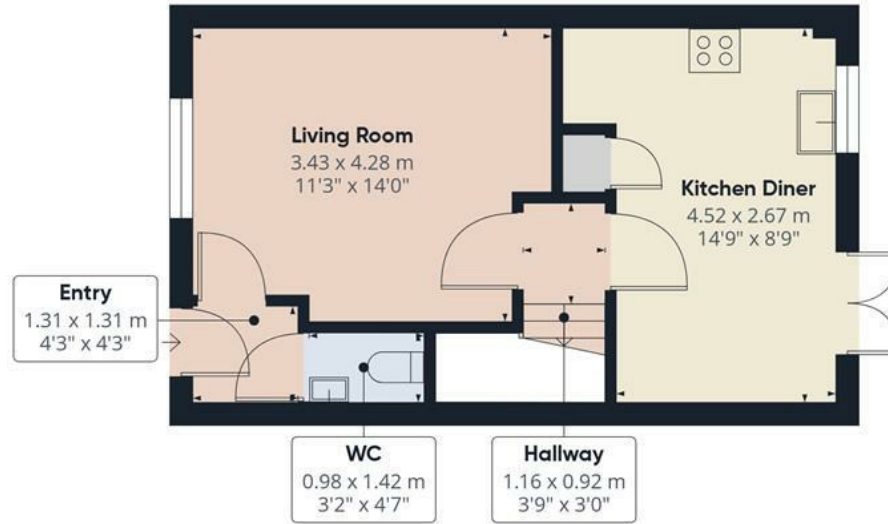




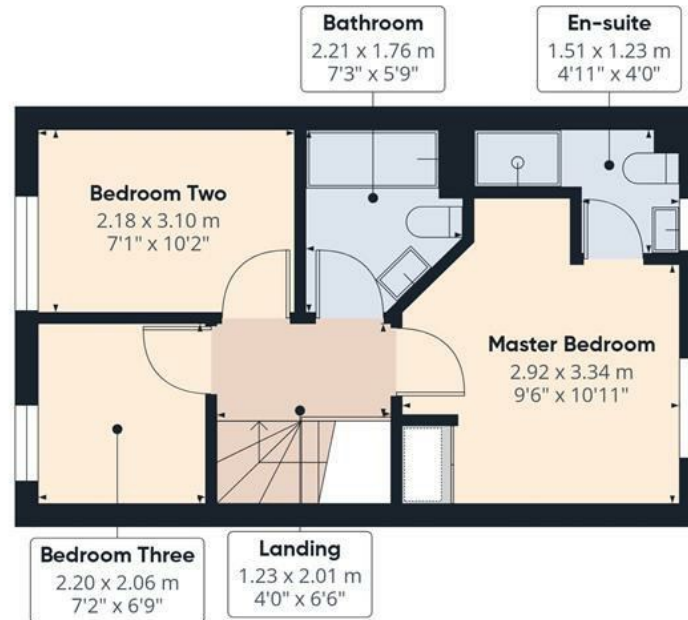








Floor 0



Floor 1



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

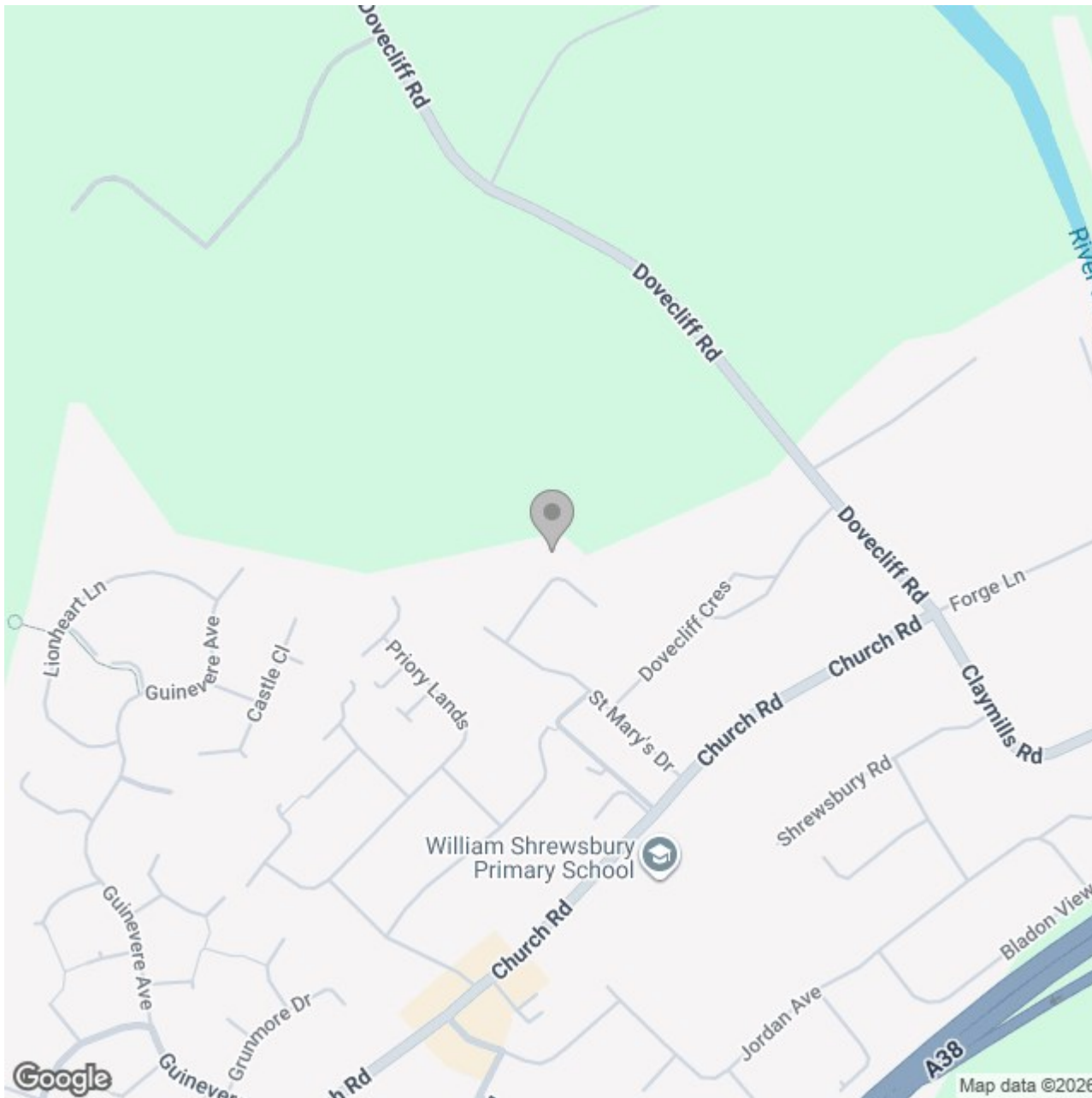
63.4 m<sup>2</sup>  
681 ft<sup>2</sup>

(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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	