



Kingsdale Croft, Stretton, Burton-On-Trent, DE13 0EG

Nicholas
Humphreys

Asking Price £465,000

Located in a desirable cul-de-sac within the village of Stretton, this impressively extended modern detached residence offers spacious and versatile family living. Extended to the front, side, and rear, the property is finished to a high standard throughout with a bright and neutral décor. The ground floor features a welcoming hallway, front-facing lounge with bay window and media wall, a central dining room, a rear sitting room with garden access, and an exceptional open-plan living dining kitchen fitted with premium appliances including a Fisher & Paykel range cooker and underfloor heating. Additional ground floor amenities include a guest cloakroom and separate utility room.

To the first floor, the master bedroom benefits from fitted storage and a stylish ensuite, with three further well-proportioned bedrooms and a modern four-piece family bathroom. One bedroom offers access to a fully boarded and plastered loft space ideal for storage or hobbies. Outside, a generous block-paved driveway leads to an integral garage with electric door, and the enclosed rear garden features a lawn and patio area. Conveniently located for village amenities and major commuter routes including the A38, A50 and M1, this is a superb family home in a sought-after setting.



The Accommodation

Situated in a desirable cul-de-sac location within the village of Stretton, this deceptively spacious and beautifully extended modern detached family residence offers exceptional accommodation, having been enlarged to the front, side and rear aspects. Presented to a very high standard throughout, the home boasts a bright, neutral interior and versatile living space ideal for modern family life.

A double glazed front entrance door opens into a welcoming reception hallway, finished with laminate flooring, LED spotlights, and a useful under-stairs storage cupboard, with a staircase rising to the first floor. From the hallway, double pocket sliding doors open into the impressive front-facing lounge, enjoying a walk-in UPVC double glazed bay window, stylish media wall with fireplace beneath, and LED ceiling lighting. The lounge flows seamlessly through to the central dining room, which provides open-plan access into the rear sitting room and glazed French doors leading into the stunning open-plan living dining kitchen.

Positioned across the rear of the property, the sitting room offers views of the established rear garden, with French patio doors and matching side panels, all illuminated by LED ceiling spotlights.

The standout feature of this superb home is undoubtedly the expansive and exquisitely fitted open-plan kitchen, dining and living space. The kitchen is fitted with an extensive range of white gloss fronted units, concealing twin fridges, separate freezer, integrated dishwasher, pull-out pan drawers, and built-in Hotpoint microwave. At the heart of the kitchen is a premium Fisher & Paykel range cooker, comprising two ovens and six gas burners with matching extractor hood, recently installed at a cost of approximately £4,000. A porcelain tiled floor with underfloor heating extends through the space, complemented by LED ceiling lights, a further walk-in storage cupboard, and French patio doors with side windows opening onto the rear garden.

Completing the ground floor is a fitted guest cloakroom with WC and hand wash basin, and a separate utility room with freestanding appliance spaces, sink unit, porcelain tiled floor, wall-mounted combination boiler, mechanical air vent, and UPVC double glazed window and door providing additional garden access.

To the first floor, the master bedroom spans the front elevation and includes a range of fitted wardrobes, drawers, overhead storage, and a further built-in wardrobe over the stairs. The master ensuite is fitted with a contemporary white suite comprising WC, hand wash basin, panel bath with mixer tap and thermostatic twin-head shower, neutral tiling, and a fitted wall mirror. A second double bedroom also occupies the front aspect, while two further well-proportioned bedrooms sit to the rear. One of these rear rooms benefits from access to a fully boarded and plastered loft space via drop-down ladder, providing valuable additional storage or hobby space. The modern family bathroom is finished with a four-piece white suite, including a panel bath, low level WC, hand wash basin and a generous double shower enclosure with a wireless thermostatic Mira shower, along with heated towel rail, LED spotlights and rear-facing window. The internal accommodation comes complete with CCTV, hard wired alarm and smoke detection, with the boiler working in conjunction with Nest controls.

Externally, the property is set behind a substantial block-paved driveway offering off-road parking for multiple vehicles, enclosed by a low wall with coping stones. This leads to the integral garage with electric door, power, lighting, UPVC windows and a personnel door giving rear garden access. The rear garden itself is enclosed and well maintained, offering a lawn with paved patio and defined borders, creating a peaceful and private setting ideal for outdoor entertaining.

The property is well positioned for village amenities including local shops, public houses, and schools, and is well connected to major road networks including the A38, A50 and M1, making it a practical and highly desirable family home.

Reception Hallway

Guest Cloakroom

Lounge

3.86m max x 6.05m max into bay (12'8 max x 19'10 max into bay)

Dining Room

3.81m x 3.45m (12'6 x 11'4)

Sitting Room

3.81m x 2.95m (12'6 x 9'8)

Impressive Open Kitchen Diner

6.71m x 3.78m (22'0 x 12'5)

Utility Room

2.90m x 1.27m (9'6 x 4'2)

Garage

4.14m x 2.92m (13'7 x 9'7)

First Floor

Main Bedroom

3.91m x 3.33m (12'10 x 10'11)

En Suite

1.83m x 1.78m (6'0 x 5'10)

Bedroom Two

4.01m x 2.46m (13'2 x 8'1)

Bedroom Three

2.82m x 2.44m (9'3 x 8'0)

Bedroom Four

3.51m max x 2.46m max (11'6 max x 8'1 max)

Bathroom

2.44m x 2.01m (8'0 x 6'7)

Rear Garden & Front Driveway

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Drive & Garage

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

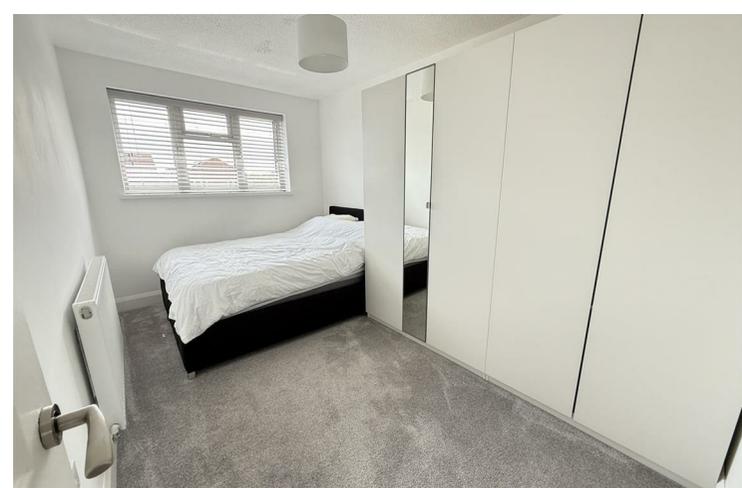
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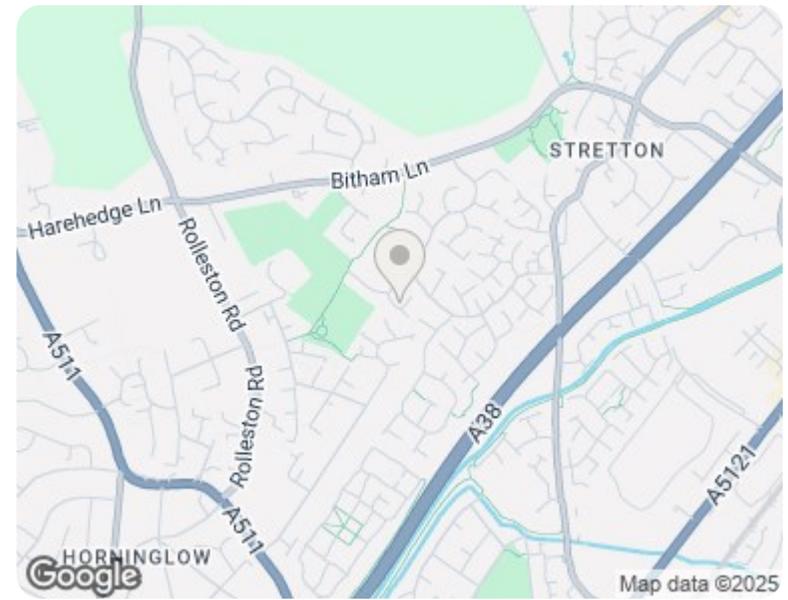
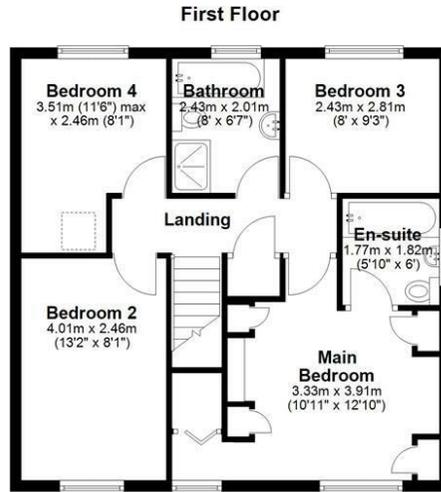
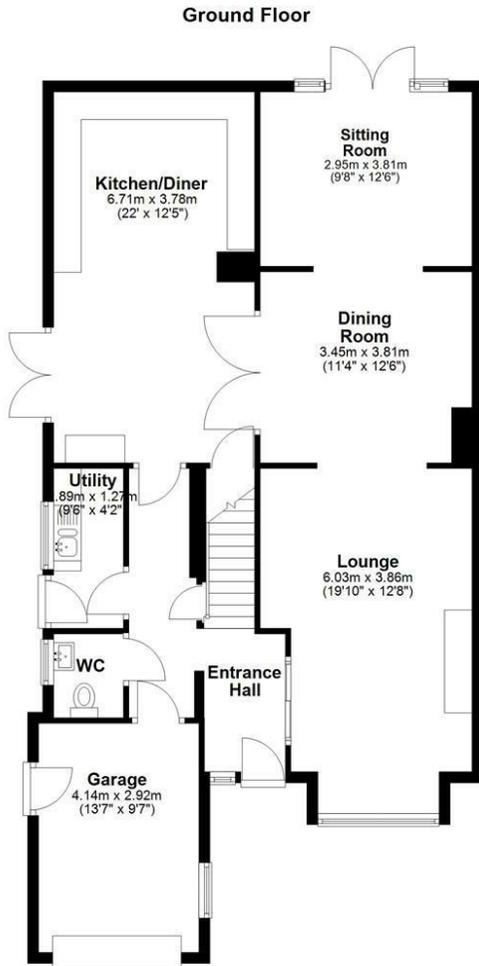
Useful Websites: www.gov.uk/government/organisations/environment-agency

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C

Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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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