



Bridgeside, Stretton, Burton-On-Trent, DE13 0EH

Nicholas
Humphreys

Asking Price £230,000

A well-presented modern three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the sought-after village of Stretton.

Offering a spacious lounge with feature gas fire, separate dining room, fitted kitchen with utility room, integral garage, driveway parking and a private rear garden. The first floor provides three generous bedrooms and fitted shower room.

Within walking distance of local amenities, shops and village conveniences, this home is ideal for families and first-time buyers alike.



The Accommodation

A modern semi-detached home, pleasantly positioned within a cul-de-sac in the desirable village of Stretton, offering well-presented accommodation, driveway, an integral garage and a private rear garden.

The property is set back from the road behind a low-maintenance front garden and driveway, with a secure entrance door opening into the entrance hallway. The hallway features laminate flooring, radiator and staircase rising to the first-floor accommodation, with a glazed internal door leading through to the lounge.

The lounge is positioned to the front elevation and offers a comfortable reception space, complete with a living flame coal-effect gas fire set within a feature stone surround, UPVC double-glazed window and radiator. A glazed door continues through to the separate dining room, which enjoys laminate flooring, radiator and a UPVC double-glazed window overlooking the rear garden.

From the dining room, there is open-plan access through to the kitchen, which is fitted with a selection of base cupboards and eye-level wall units, stainless steel one-and-a-half bowl single-drainer sink unit, free-standing cooker space with electric point, extractor hood and further appliance space. A useful utility room provides additional preparation surfaces, stainless steel sink unit, further appliance spaces, wall-mounted gas-fired combination boiler and a UPVC double-glazed window and door giving access to the rear garden. An internal door also leads into the integral garage with power and lighting.

To the first floor, the landing has a UPVC double-glazed window to the side aspect, loft access and doors leading off to three bedrooms and the shower room. The master bedroom is positioned to the front elevation and benefits from a selection of built-in double wardrobes, UPVC double-glazed window and radiator. The second bedroom is a generous room overlooking the rear garden, while the third bedroom is a single room to the front aspect. The modern shower room comprises WC, hand wash basin with storage beneath, corner shower enclosure with electric shower, complementary wall tiling, heated towel rail and UPVC double-glazed window.

Outside, the property offers driveway parking to the front, while the rear garden is well maintained, mainly laid to lawn with paved patio, fenced boundaries and a good degree of privacy.

Bridgeside is well placed within this desirable village location, within walking distance of the village bakery, shops and a variety of everyday conveniences.

Hallway

Lounge

4.14m x 4.01m (13'7 x 13'2)

Dining Room

2.87m x 2.74m (9'5 x 9'0)

Kitchen

2.84m x 2.13m (9'4 x 7'0)

Utility

2.84m x 1.80m (9'4 x 5'11)

Garage

6.10m x 3.05m (20'0 x 10'0)

Bedroom One

4.06m x 2.97m (13'4 x 9'9)

Bedroom Two

3.00m x 2.92m (9'10 x 9'7)

Bedroom Three

2.49m x 1.88m (8'2 x 6'2)

Shower Room

1.88m x 1.68m (6'2 x 5'6)

Awaiting EPC inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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.

Anti-Money Laundering (AML) Requirements

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.

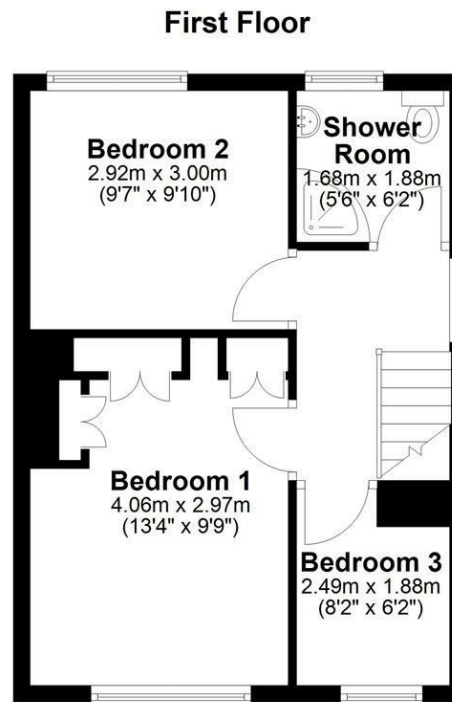
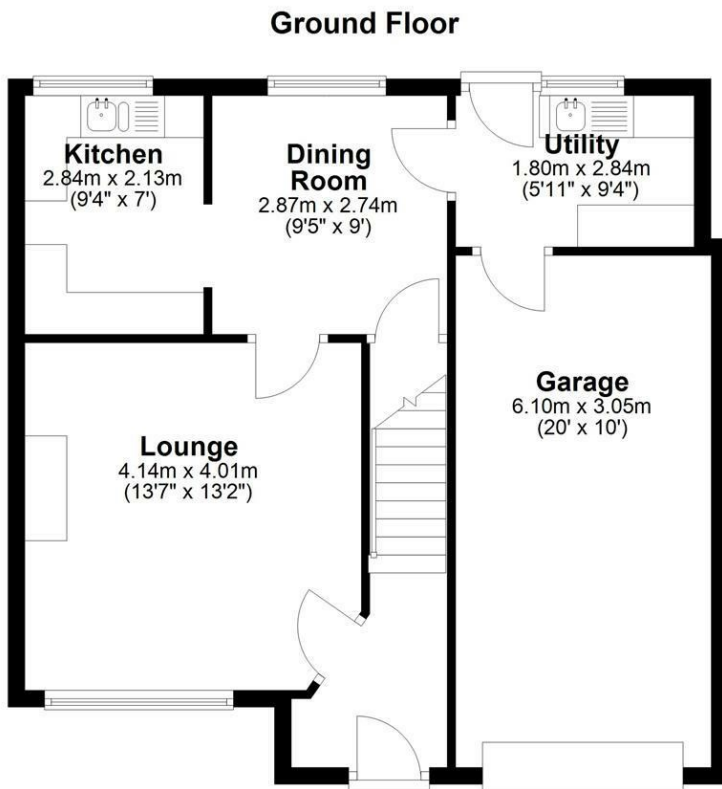
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

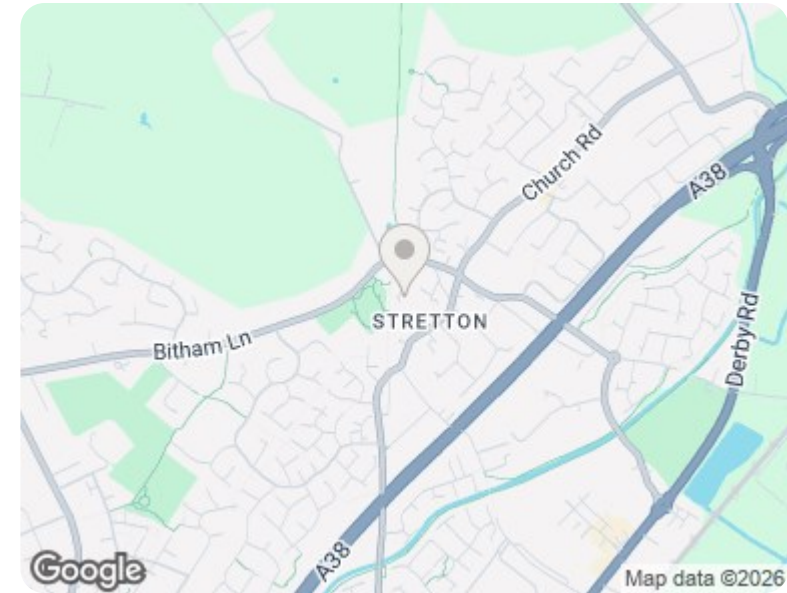








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



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

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

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>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN