



Gatcombe Close, Stretton,  
Burton-on-Trent



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£375,000



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Extensive Plot
- Large Driveway & Detached Double Garage
- Large Reception Rooms
- Well Appointed Shower Room
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned, two bed roomed detached bungalow in the sought after village location of Stretton. Benefitting from a corner plot, providing off road parking and detached double garage the property is a great purchase for anyone looking for a spacious bungalow. In brief the accommodation comprises: - porch, entrance hall, lounge diner, kitchen, utility/cooking area, conservatory, garden room, two double bedrooms and shower room. Externally the property has a fully enclosed rear garden with a number of patio areas, lawned areas, storage space, low maintenance fore garden, driveway and double garage. Viewings are highly recommended.

#### **Kitchen 2.7m x 3.68m (8'11" x 12'1")**

having range of base and wall mounted storage units, mi range oven, ceramic sink and drainer with chrome mixer tap, cupboard housing gas fired central heating boiler, tiled splashbacks, controls for hot water system, downlighters, tiling to floor, one central heating radiator, Upvc double glazed window to conservatory and wood glazed door to conservatory.

#### **Utility/Cooking Area**

having base and wall mounted storage units, roll top laminate work surface, five ring gas hob with extractor over, space for washing machine, tumble dryer and American style fridge/freezer, tiled splashback, tiling to floor, one central heating radiator and Upvc double glazed window to garden room.

#### **Conservatory 4.9m x 3.08m (16'1" x 10'1")**

having Upvc double glazing , air-conditioning, heating, wood effect laminate flooring and Upvc double glazed patio doors leading through to:

#### **Garden Room 6.58m x 3.53m (21'7" x 11'7")**

having printed concrete area for seating and entertaining, fully double glazed, power, garden heaters, Upvc double glazed bi-fold doors to side elevation and Upvc double glazed door to rear.

#### **Bedroom One 3.84m x 3.07m (12'7" x 10'1")**

having fitted wardrobes and side tables, dressing table, carpet to floor, one central heating radiator and Upvc double glazed window to garden room.

#### **Bedroom Two 3.01m x 3.43m (9'11" x 11'4")**

having fitted wardrobes, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### **Accommodation In Detail**

Composite frosted double glazed door leading to:

#### **Porch 1.21m x 1.44m (4'0" x 4'8")**

having tiling to floor and door leading to:

#### **Entrance Hall**

having built-in storage cupboard housing hot water cylinder and provides plenty of storage, access to loft space, thermostat for central heating, wood effect laminate flooring and one central heating radiator.

#### **Lounge Diner 4.8m x 7.47m (15'8" x 24'6")**

having marble hearth and Sandstone surround with electric fire, two central heating radiators, consumer unit for electrics Upvc double glazed door leading through to conservatory and Upvc double glazed bow window to front elevation.





### Shower Room 2.31m x 2.43m (7'7" x 8'0")

having low level wc, vanity style circular hand basin with chrome mixer tap, walk-in double quadrant shower with chrome thermostatic shower, full tiling complement, fitted shaver point, extractor vent, tiling to floor, large chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

### Outside

The property sits on a corner plot with a large frontage, tarmac driveway providing parking for four vehicles and leading to the double garage. There is a number of concrete paths leading to front door, side and large garden shed set to rear of garage. There is a large low maintenance fore garden planted with mature shrubs, plants and bushes. To the rear is a fully enclosed garden with two good sized lawned areas, miniature walled raised planter beds, seating area and to the side is a good sized space of printed concrete and a further garden shed.

### Detached Double Garage 36.01m x 5.04m (118'1" x 16'6")

having double width electric roller shutter door, own consumer unit, alarm system, providing plenty of storage including loft space, frosted Upvc double glazed door to side elevation and two wooden single glazed windows to rear.



## 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

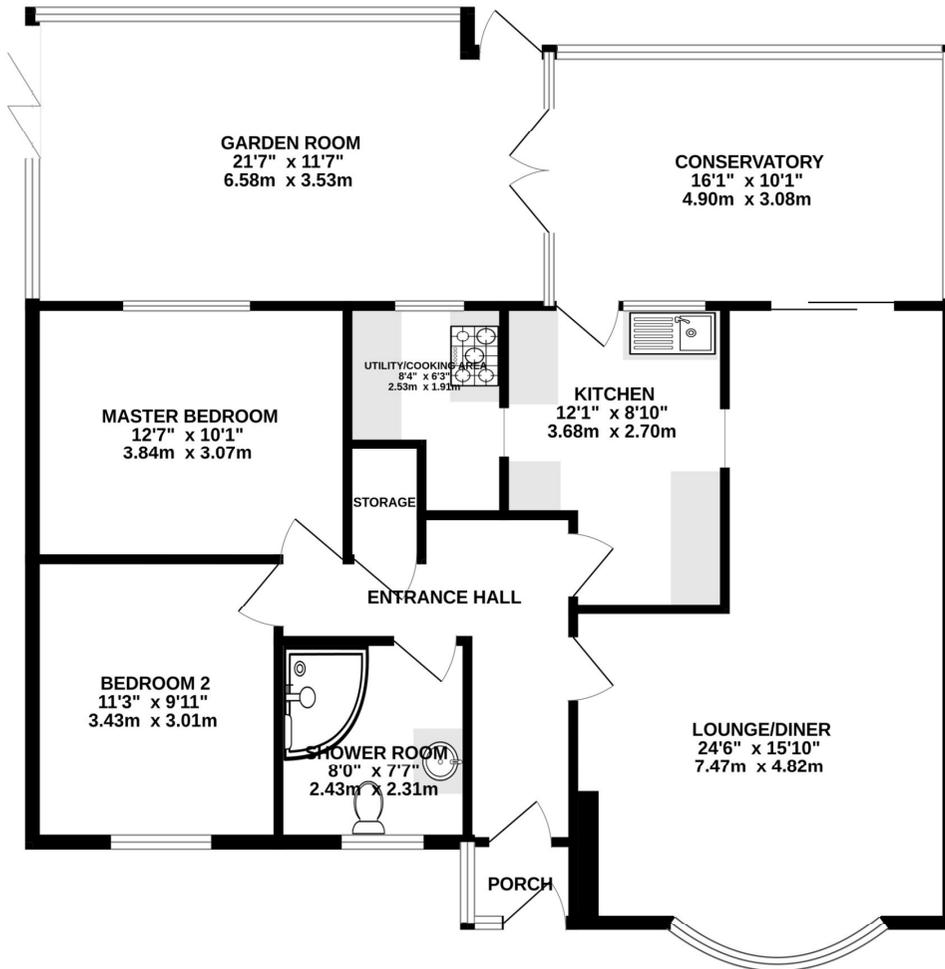
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

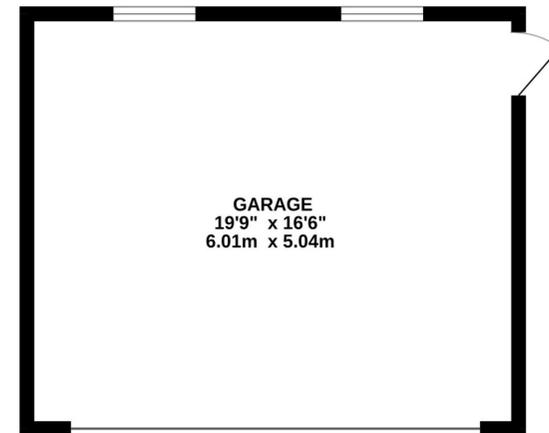
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
1248 sq.ft. (116.0 sq.m.) approx.



GARAGE  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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