



Hurst Drive, Stretton, Burton-on-Trent



£220,000

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Key Features

- Substantial Semi Detached Bungalow
- Good Size Rear Extension
- Upvc Double Glazing
- Gas Fired Central Heating
- Large Landscaped Garden Plot
- Extensive Driveway, Carport and Tandem Garage
- EPC rating C
- Freehold





This substantial semi-detached bungalow presents an impressive opportunity for those seeking a well-appointed home in Stretton, situated within Burton-on-Trent, Staffordshire. The residence features two comfortable bedrooms, complemented by a modern bathroom and a spacious public room, creating an appealing layout ideal for a range of lifestyles. The property benefits from gas fired central heating, ensuring comfort throughout the year, and is further enhanced by Upvc double glazing throughout the building.

One of the principal highlights is the large landscaped garden plot, providing a private outdoor setting suitable for relaxation and entertaining. The residence also boasts a good size rear extension, adding valuable additional space which may serve a variety of requirements. A notable feature is the property's extensive driveway, together with a carport and a tandem garage, offering ample off-street parking in addition to secure vehicle storage. Occupying a desirable cul-de-sac position, the bungalow ensures a sense of privacy while benefiting from minimal passing traffic.

The property is currently offered with vacant possession, streamlining the moving process for prospective occupants.

Stretton, located in the wider Burton-on-Trent area of Staffordshire, is a well-established residential location that offers a balanced blend of tranquillity and convenience. The property lies a short distance from a range of local shops and essential facilities, supporting everyday needs and making day-to-day living highly practical. The area is well-connected to regional transport routes and amenities, appealing to those who value accessibility as well as a peaceful residential setting.



Accommodation In Detail

Entrance Hall

having one central heating radiator, access to loft space via retractable ladder and coving to ceiling.

Extended Lounge Diner 3.52m x 8.14m (11'6" x 26'8")

having two double central heating radiators, ornate fireplace feature with wood surround and mantle with marble inserts and hearth. wall light points, coving to ceiling and sliding Upvc double glazed patio doors opening on to the flagged patio & garden beyond.

Breakfast Kitchen 2.14m x 5m (7'0" x 16'5")

having Upvc double glazed windows to side & rear, Upvc double glazed door to rear, one double central heating radiator, good range of fitted off white base & wall mounted units with rolled edge working surfaces over, one and a half bowl sink and draining unit and fitted extractor vent.

Master Bedroom 3.03m x 2.98m (9'11" x 9'10")

having Upvc double glazed window to front elevation, one central heating radiator and range of fitted mirror fronted built in wardrobes and coving to ceiling.

Bedroom Two 1.85m x 2.95m (6'1" x 9'8")

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

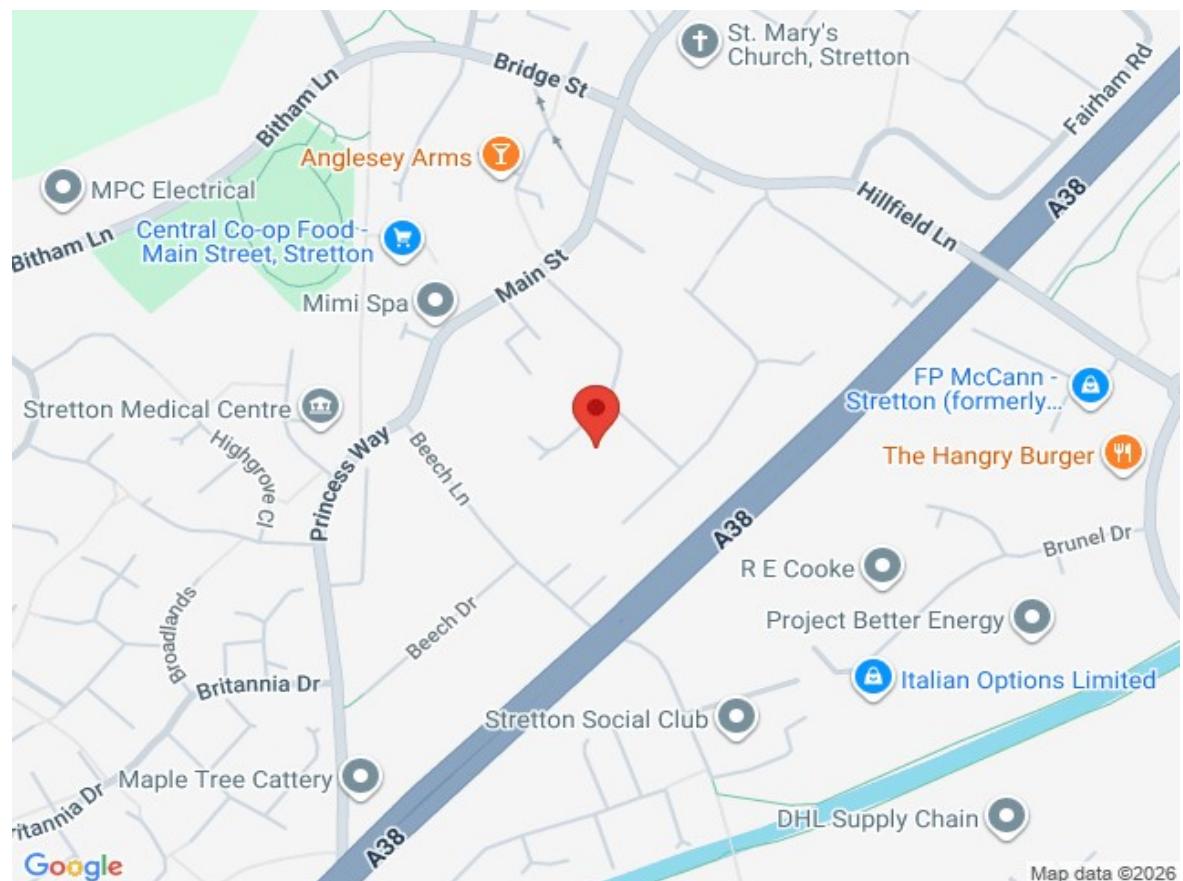
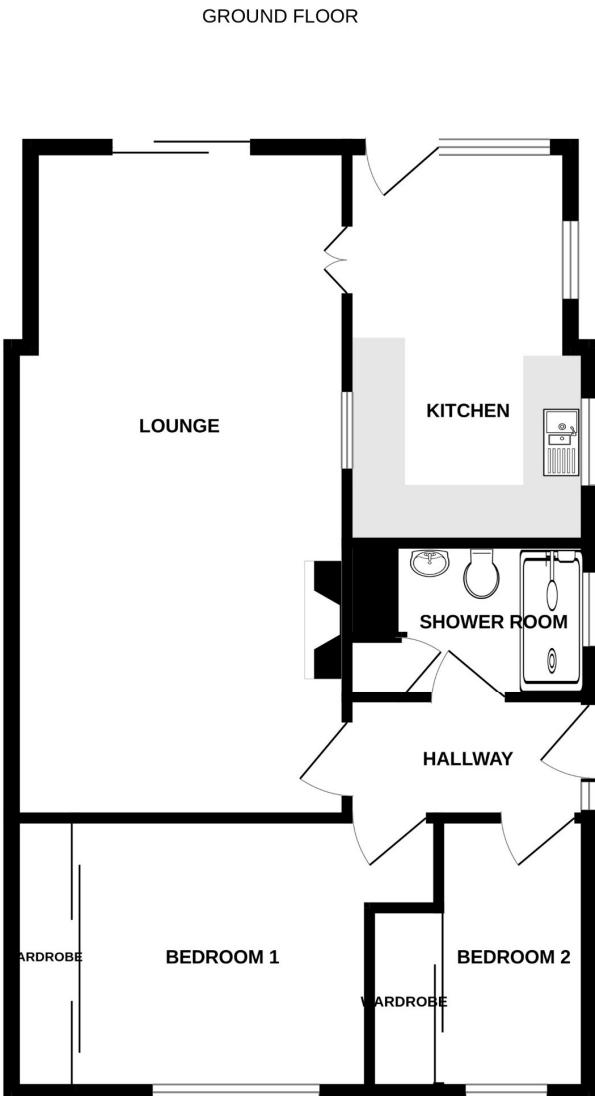
Shower Room

having suite comprising low level w.c, wash hand basin & oversized double width shower tray with thermostatically controlled shower, obscure Upvc double glazed window to side, tiling to walls, one central heating radiator, coving to ceiling, extractor vent and built in airing cupboard.

Outside

To the front is a pleasant hard landscaped fore garden with mature shrubs with an adjacent block paved driveway providing ample parking. The drive leads to a carport and a large tandem garage beyond.

The rear garden is of substantial proportions and has been designed for ease of maintenance but having a good array of mature evergreen shrubs.



66 HURST DRIVE STRETTON, DE13 0ED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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 operation can be given.
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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.

