



**Alderson Drive, Stretton, Burton-On-Trent, DE13 0QQ**

 Nicholas  
**Humphreys**

**£380,000**

An impressive executive family detached residence occupying a desirable cul-de-sac position in the heart of Stretton, set back from the road and offering well-presented, spacious and versatile accommodation throughout. The property benefits from a double-width driveway providing off-road parking, an attractive frontage and a welcoming entrance hallway with guest cloakroom.

A particular highlight of the home is the stunning open-plan living dining kitchen extending across the full width of the rear of the property, ideal for modern family life and entertaining. The kitchen has been refitted with contemporary gloss-fronted units, quartz preparation surfaces, a central island with breakfast bar and a comprehensive range of integrated appliances. French patio doors open from the dining area onto the rear garden, creating an excellent connection between indoor and outdoor living. Further ground-floor accommodation includes a front lounge with bay window and feature fireplace, a converted garage providing an additional reception room suitable for a family room, study or playroom, and a conservatory overlooking the garden.

To the first floor, there are four generously proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and a refitted en-suite shower room. Three further bedrooms are served by a modern family bathroom.

Externally, the property enjoys a landscaped rear garden with patio, decking, lawn and entertaining areas, while the front offers driveway parking and access to a shared private road serving neighbouring properties. The home is ideally situated for local amenities, well-regarded schools and excellent transport links via the A38 and A50 road networks.

An early internal viewing is highly recommended to appreciate the size, layout and quality of accommodation on offer.



## The Accommodation

An executive family detached residence occupying a desirable cul-de-sac position, set back from the road and approached via a double-width driveway providing off-road parking for two vehicles. The property is introduced by a delightful open storm canopy with decorative cast-iron pillars and a uPVC double-glazed entrance door opening into an entrance porch with decorative tiled flooring. A further glazed door leads through to the welcoming reception hallway, where a staircase rises to the first-floor accommodation and a door gives access to the fitted guest cloakroom, providing a modern white suite comprising low-level WC, hand wash basin, heated chrome towel rail and uPVC double-glazed window.

Positioned to the front aspect of the home is a delightful lounge featuring a walk-in bay window overlooking the front garden, a feature stone fireplace with inset living-flame gas fire and a double radiator, creating a warm and inviting principal reception room.

The true standout feature of this impressive home is the open-plan living dining kitchen extending across the full rear aspect of the property. The dining area enjoys uPVC double-glazed French patio doors opening out onto the rear garden, with ceramic tiled flooring with under floor heating, flowing seamlessly through into the kitchen area. The kitchen has been refitted with an extensive range of modern white gloss-fronted base cupboards and drawers with matching high-level wall units, complemented by quartz stone preparation work surfaces and a stainless steel sink unit. Integrated appliances include a Smeg oven with electric induction hob and angled extractor hood above, concealed built-in double fridge and double freezer, dishwasher, washing machine, tumble dryer and microwave. Inset spotlights enhance the contemporary finish, while a central island provides additional storage and incorporates a breakfast bar, ideal for informal dining and entertaining.

An internal door leads through to the converted garage, which now offers a versatile additional reception room, suitable for use as a family room, home office or playroom. This space benefits from a uPVC double-glazed window to the front elevation, radiator and a uPVC door providing access to the rear garden.

Further complementing the ground-floor accommodation is a uPVC double-glazed conservatory with high-level glazed windows overlooking the rear garden, French patio doors and an additional single door opening out onto the entertaining patio area, creating an excellent connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to all principal bedrooms. The master bedroom features two built-in double wardrobes, radiator and a refitted en-suite shower room comprising a low-level WC, hand wash basin with storage drawers below, walk-in double shower enclosure with twin shower head, heated chrome towel rail and uPVC double-glazed window. There are two further double bedrooms, both benefiting from built-in double wardrobes, along with a generously proportioned fourth bedroom which also offers a range of built-in wardrobes and a window overlooking the rear aspect.

The family bathroom, centrally positioned within the home, is fitted with a low-level WC, pedestal hand wash basin and panel bath with electric shower over, complemented by tiling to the walls, radiator, shaver point and uPVC double-glazed window.

Externally, the property is set back from the road with a front garden and double-width driveway, accessed via a shared private road serving neighbouring properties. Gated side access leads to the landscaped rear garden, which features a paved patio area, decking, lawn, garden shed and gazebo, all enclosed by fenced boundaries, providing a private and enjoyable outdoor space.

The home is conveniently located in the heart of Stretton, within easy reach of a range of local amenities, well-regarded schools and excellent transport links via the A38 and A50 road networks.

All internal viewings are strictly by appointment only.

## Porch & Reception Hallway

## Guest Cloakroom

### Lounge

4.22m x 3.78m (13'10 x 12'5)

### Family Room/ Study

5.18m x 2.87m max (17'0 x 9'5 max)

### Living Kitchen Diner

9.14m x 2.62m max (30'0 x 8'7 max)

### Conservatory

5.26m max x 2.84m max (17'3 max x 9'4 max)

### Master Bedroom

3.99m x max 3.07m max (13'1 x max 10'1 max)

### Ensuite Shower Room

### Bedroom Two

4.52m max x 3.48m max (14'10 max x 11'5 max)

### Bedroom Three

3.73m max x 3.15m (12'3 max x 10'4)

### Bedroom Four

3.12m max x 2.06m to wardrobes (10'3 max x 6'9 to wardrobes)

### Bathroom

2.51m x 1.70m (8'3 x 5'7)

Property construction: Standard

Parking: Drive (shared Access)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: E

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](http://www.gov.uk/government/organisations/environment-agency)

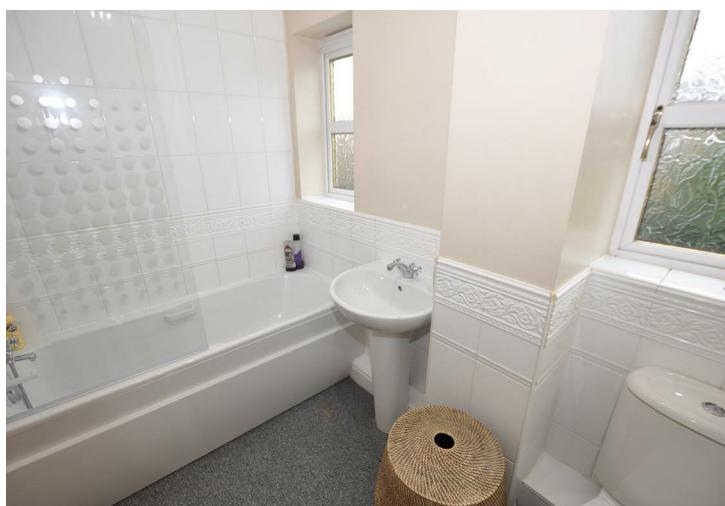
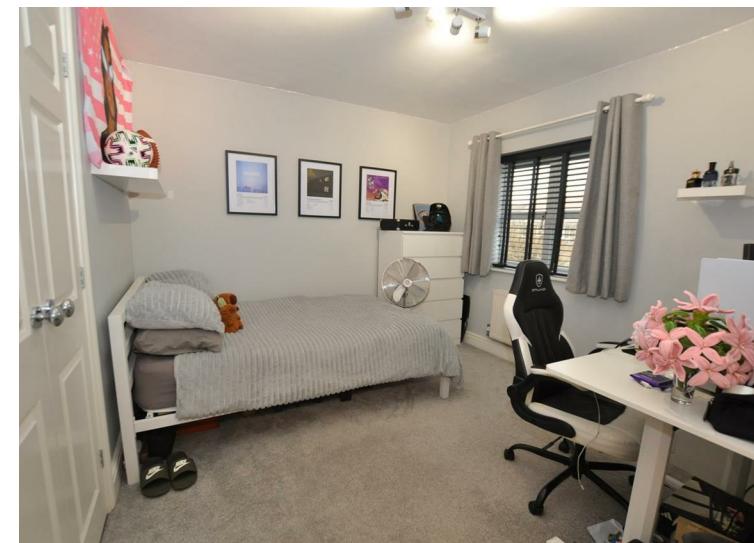
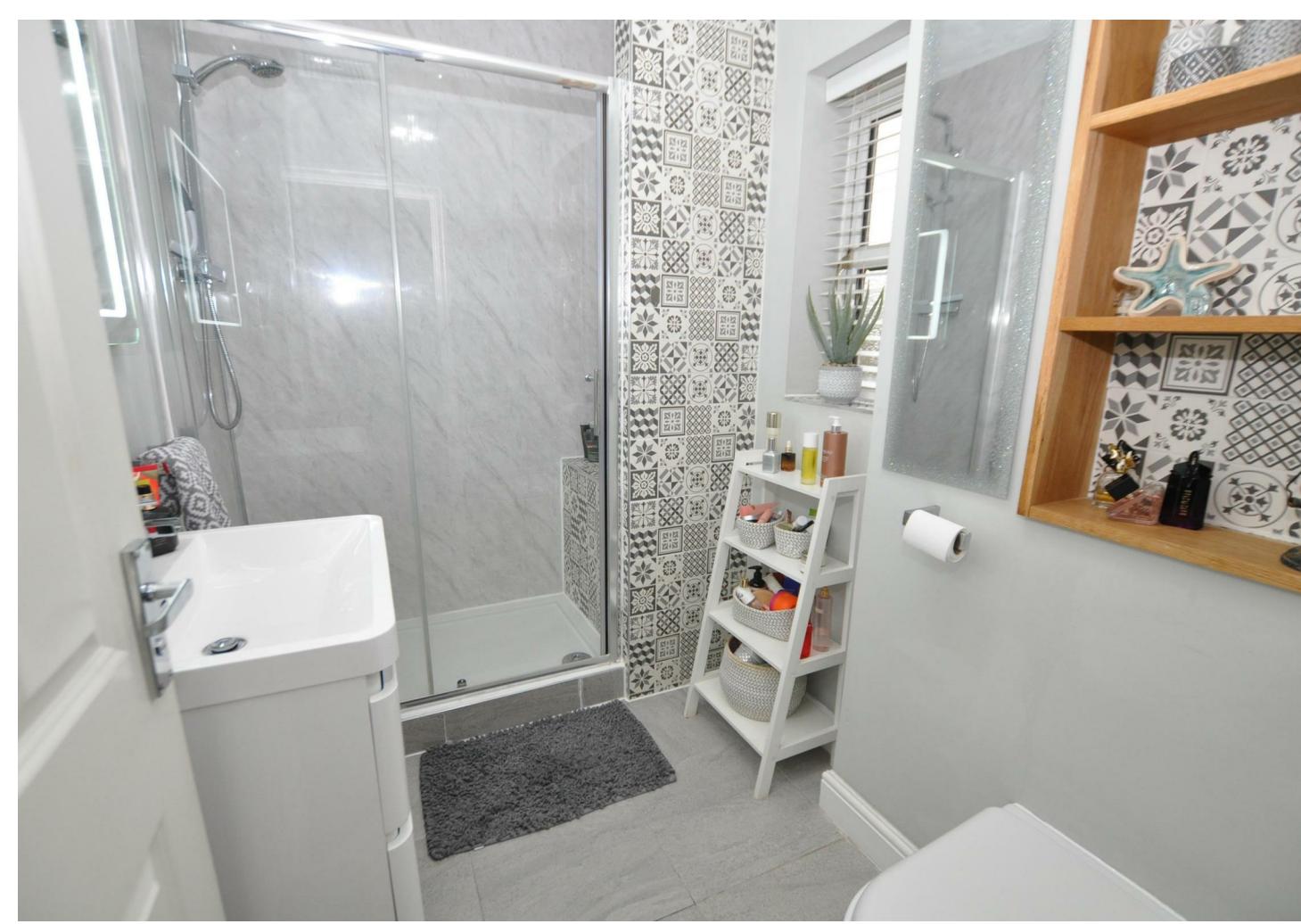
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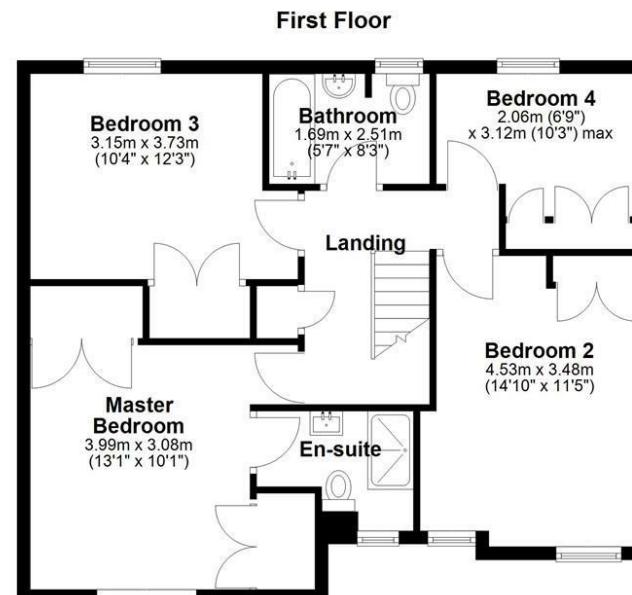
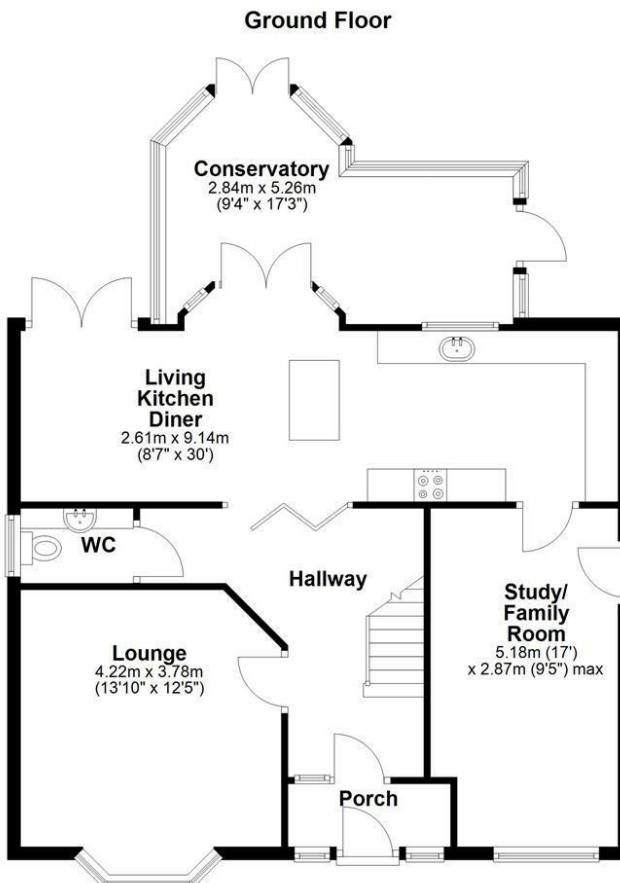
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Draft details awaiting vendor approval and subject to change

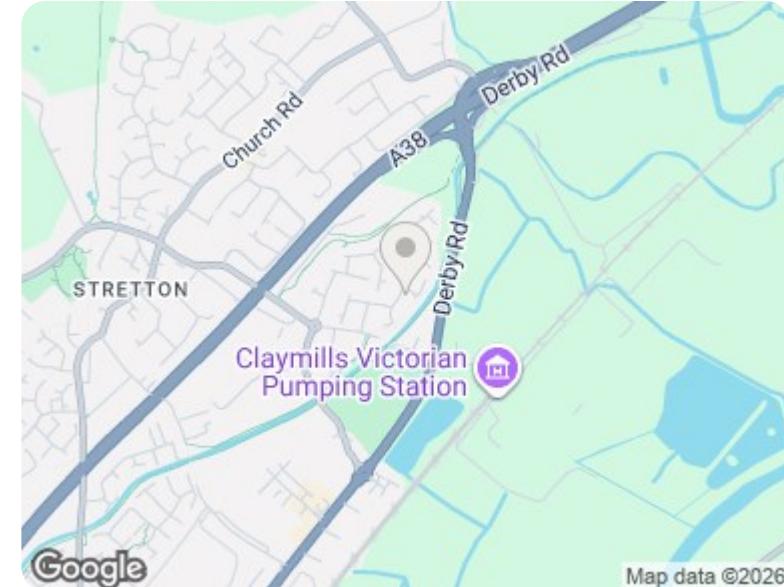




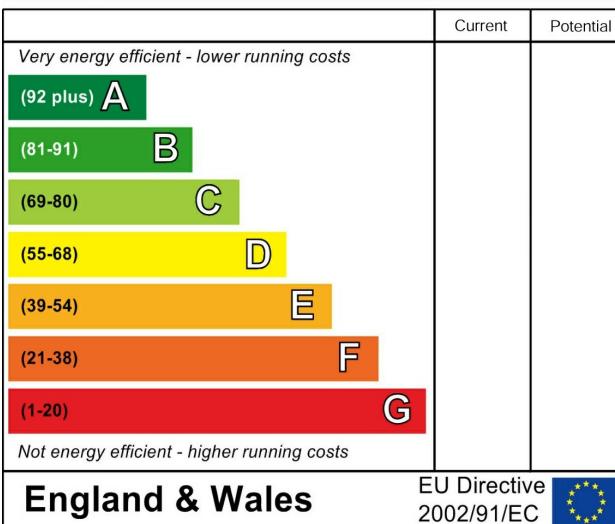




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Plan produced using PlanUp.



## Energy Efficiency Rating



## Council Tax Band E

### 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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