

Britannia Drive

Stretton, Burton-on-Trent, DE13 0EW

John German





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£425,000

Detached bungalow set on a generous garden plot offering a superb home with plenty of light and space with highlights including a good size lounge, dining room, lovely breakfast kitchen, three good size bedrooms, ensuite, detached garage with garden room and drive to rear, all in a popular well regarded location.



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This bungalow offers a superb home, beautifully presented and ready to move into with a quality feel throughout. Set in a well-regarded established location in walking distance to the centre of Stretton, with shops and amenities in easy reach.

The generously sized gardens, front, side and rear are well established with shaped lawns and borders. There is plenty of outdoor space including a garden room featuring patio doors overlooking a water feature giving an extra space to relax in.

The hall offers a spacious and welcoming entrance with doors leading off.

The lounge is a lovely light room with windows framing views to front and side. Curved brickwork either side of the fireplace with a living flame fire adds a focal point and an alcove with a bar adding a unique feature.

The dining room offers an ideal space for dinner parties with plenty of room and patio doors opening out to the gardens.

The breakfast kitchen is well appointed, fitted with range of units with works surfaces and a handy breakfast bar. Integrated appliances include a hob, double oven, microwave and a dishwasher. Off the kitchen is a useful utility room with additional appliance space, door out to gardens and a modern refitted guest WC.

The bungalow has three good size double bedrooms, the master is a highlight with fitted wardrobes and storage, garden views and a modern ensuite shower room.

Bedrooms two and three are both doubles, the bathroom features a well designed suite with vanity/storage units with a basin, bath and a separate shower.

The driveway is to the rear off Elwyn Close offering ample parking and there is a good size detached single garage with an electric door and an inspection pit, ideal for car enthusiasts.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

Our Ref: JGA180902026

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

142.6 m²

1533 ft²

Balconies and terraces

3 m²

32 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



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