

Church Road

Stretton, Burton-on-Trent, DE13 0HD

John 
German






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£625,000



This exceptionally spacious home with 2830 ft² of accommodation offers all the space needed for a large family with the flexibility of four reception rooms, five bedrooms, two ensuites and a family bathroom. Set on a wonderful garden plot with a gated drive and double garage in a non estate location.

This superb home offers an abundance of space at 2830 ft² of accommodation set on a large garden plot with a gated drive opening to a generous double integral garage. Set in a non estate location, the property has plenty of storage, fitted wardrobes and large built in cupboards making it a practical home, perfect for modern family life.

Conveniently placed within walking distance to the wide range of amenities Stretton has to offer including Co-Op stores, bakery, eateries, pubs, doctors, pharmacy, takeaways and schools for all ages. There are excellent transport links via the nearby A38 and A50.

Accommodation - The pillared porch and front door open into a huge 'L' shape reception hall with stairs and doors leading off. To the left is a sitting room/snug with two windows framing views to front. Further along the hall is the heart of the home - the superbly appointed fitted kitchen/diner that is well equipped with plenty of fitted units, integrated oven, hob and dishwasher together with space for a good size dining/breakfast table, making this a great space to entertain and for daily family life. Off the kitchen is a useful utility room having additional appliance space and a door out to the side.

There is a large formal dining room with patio doors to rear and internal glazed double doors link to an impressive lounge featuring an inglenook fireplace creating a superb focal point. From here doors open into a good size conservatory.

The final reception room is a study with window to side. Completing the ground is a guest WC and a useful internal door to the garage which has a remote up and over door.

To the first floor, a good size landing has doors leading off to five genuinely spacious bedrooms. The master is a huge bedroom with built in wardrobes and its own well appointed ensuite bathroom. Bedroom two is a very light and spacious room with built in wardrobes and the benefit of its own en suite. Bedrooms three, four and five are all doubles with built in wardrobes that share a big family bathroom with both a bath and separate shower.

The property is set behind a good expanse of drive and an established front garden. To the rear a large paved terrace is ideal for patio furniture beyond which lies shaped lawns. Gated side access leads to the front.

Viewing is strictly by appointment.

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: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: ADSL copper wire - 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 F

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

Our Ref: JGA/22052026

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







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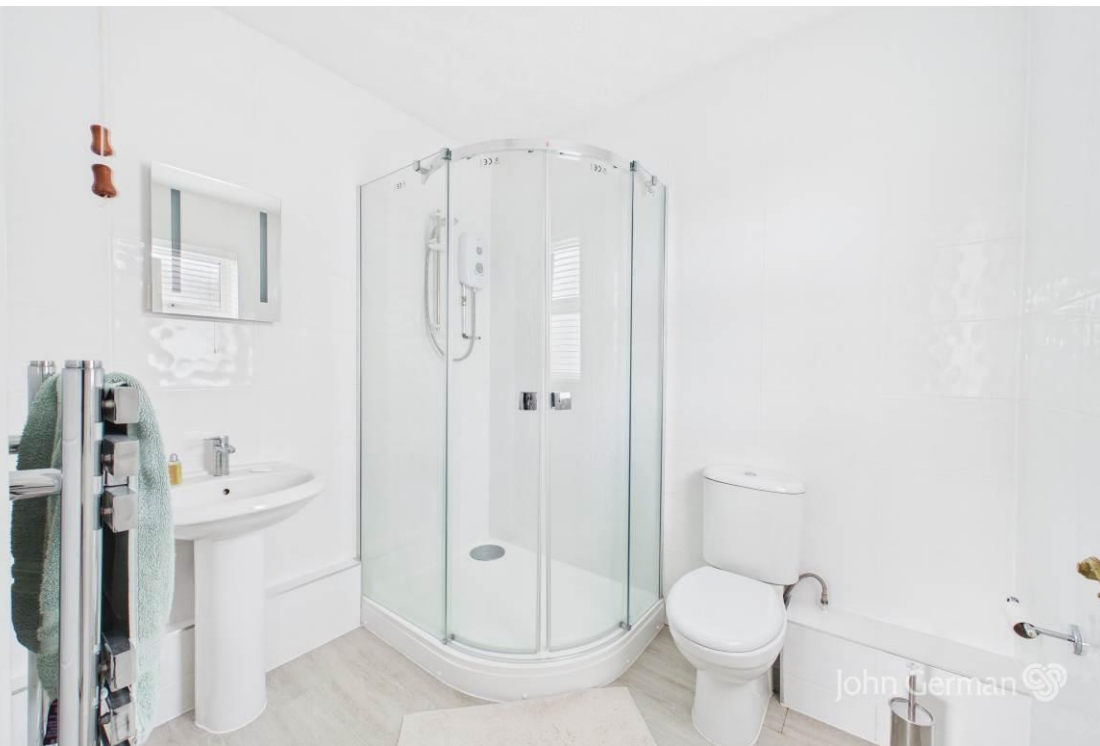
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Ground Floor



Approximate total area⁽¹⁾

139.6 m²

1502 ft²

Balconies and terraces

8.3 m²

89 ft²

Reduced headroom

1.3 m²

14 ft²

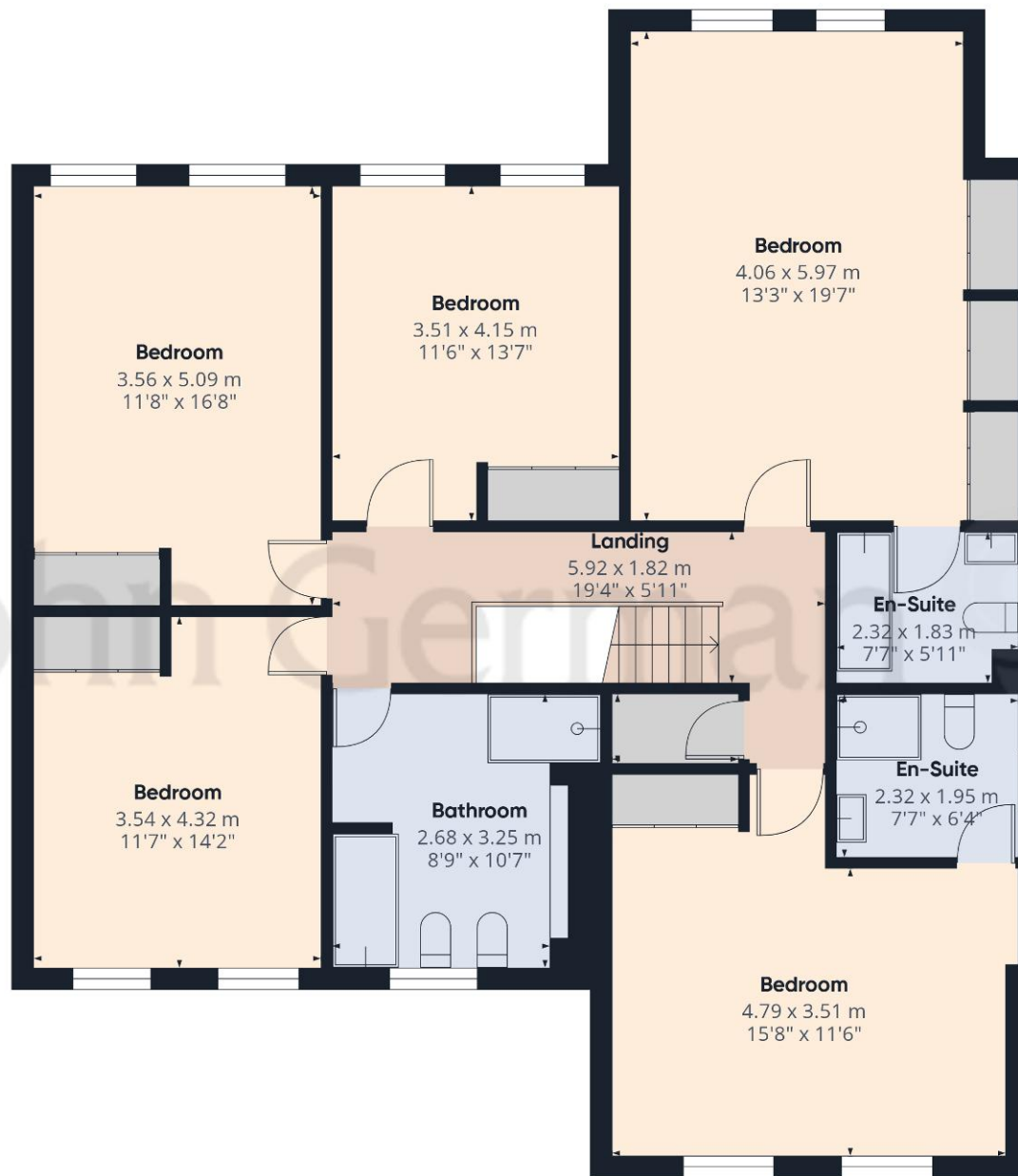
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Approximate total area⁽¹⁾

123.2 m²
1328 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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Floor 1



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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