



The Green, Stretton, Burton-on-Trent





Offers in Excess of £220,000



### Key Features

- Beautifully Presented Detached Home
- Located In The Centre Of This Very Popular Village
- Horseshoe Driveway & Enclosed Courtyard
- Two Double Bedrooms
- Gas Central Heating & Air-Conditioning
- Triple & Secondary Glazed
- EPC rating C
- Freehold





Situated right in the heart of the popular village of Stretton this gas centrally heated and air-conditioned, two double bedroomed home is worthy of an internal inspection in order to appreciate the condition of this lovely home. Designed for ease of maintenance the home enjoys excellent parking, and whilst does not have a garden to speak of has a lovely enclosed courtyard which provides a great private outside space. In brief the accommodation comprises: - entrance hall with cloaks cupboard off, guest cloak/shower room, large bay windowed reception room, breakfast kitchen and on the first floor a landing leads to two double bedrooms and large re-fitted shower room. A horseshoe driveway provides ample parking and double gates lead to the private courtyard and further parking areas.

### Accommodation In Detail

Double glazed entrance door with obscure double glazed light to side leading to:

### Spacious Entrance Hall

having dog legged staircase rising to first floor, obscure Upvc triple glazed window with soundproof secondary glazing, useful downstairs storage cupboard, one double central heating radiator, fitted smoke alarm and large full height storage cupboard.

### Guest Cloak Room/Shower Room 2.21m x 1.58m (7'4" x 5'2")

having grey suite comprising low level wc, pedestal wash basin, shower enclosure with thermostatically controlled shower, one central heating radiator, half tiling complement to two walls and full tiling to shower area and obscure Upvc triple glazed window with soundproof secondary glazing.

### Large Sitting Room 3.65m x 4.6m extending to 5.2m

having Upvc triple glazed bay window with soundproof secondary glazing, further Upvc triple glazed window with soundproof secondary glazing, quality fitted laminate flooring, one double central heating radiator and air-conditioning unit providing hot and cold.

### Breakfast Kitchen 3.42m x 2.67m (11'2" x 8'10")

having a good range of fitted hessian effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc triple glazed windows with soundproof secondary glazing, one central heating radiator and cupboard housing fitted Vaillant condensing combi gas fired central heating boiler.

### On The First Floor

### Landing

having access to loft, fitted smoke alarm and low intensity spotlights to ceiling.

### Master Bedroom 3.65m x 4.64m (12'0" x 15'2")

having dual aspect triple glazed windows with soundproof secondary glazing, one central heating radiator and air-conditioning unit providing hot and cold.

### Bedroom Two 3.44m x 2.70m (11'4" x 8'11")

having Upvc triple glazed window with soundproof secondary glazing, one central heating radiator and useful upstairs storage cupboard.

### Large Shower Room

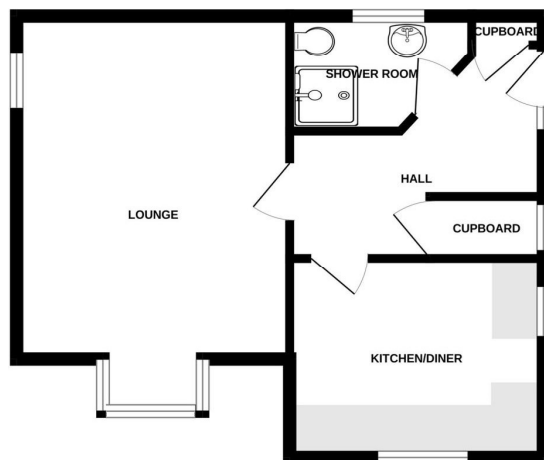
having modern white suite comprising low level twin flush wc, pedestal wash basin, over-sized shower enclosure with Drenche thermostatically controlled shower, Upvc triple glazed window with soundproof secondary glazing, tiling complement, one central heating radiator and airing cupboard with shelving and hanging space.

### Outside

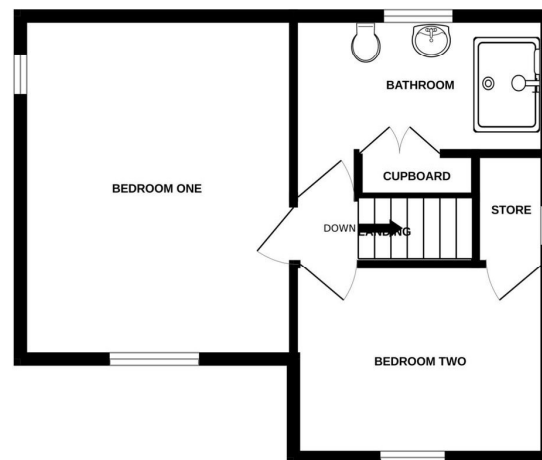
To the front of the home is a sweeping horseshoe driveway providing parking and double timber gates lead to an inner enclosed courtyard providing further parking and seating areas with hard landscaped gravelled areas. There is additional ground and pathways to the front.



GROUND FLOOR



1ST FLOOR



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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## 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		
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