



Lovatt Close, Stretton, Burton-On-Trent, DE13 0HZ

Nicholas  
Humphreys

£280,000

**\*\* Extended Semi Detached \*\* Three Bedrooms \*\* Two Bathrooms \*\* Property Video To View \*\***

An extended and beautifully presented three-bedroom family home, occupying a desirable cul-de-sac position in the popular village of Stretton.

Offering a wide driveway, set back from the road, versatile front reception room, impressive open-plan dining kitchen, and a superb rear lounge extension with roof lantern. The property also benefits from a utility room and ground floor shower room.

To the first floor are three well-proportioned bedrooms and a modern four-piece family bathroom. Outside, a generous corner plot rear garden features a patio area and a timber home office with power and lighting. Ideally located for local amenities and excellent road links via the A38. Viewing is highly recommended.



## The Accommodation

Occupying a desirable cul-de-sac position in the ever-popular village of Stretton, this tastefully decorated and extended family home is set back from the road behind a double-width driveway, providing off-road parking for several vehicles. A front entrance door with decorative double-glazed inserts leads through to the reception hallway, where there is a staircase rising to the first-floor accommodation, radiator, and access to the fitted ground-floor cloakroom, which offers a WC, hand wash basin with storage cupboard beneath, and a UPVC double-glazed window to the front elevation.

Positioned to the front of the property is a versatile reception room, ideal as a formal sitting room, playroom or snug, having a UPVC double-glazed window and radiator. Across the rear elevation of the home is the impressive open-plan dining kitchen. The kitchen area is fitted with a one-and-a-half bowl stainless steel sink unit with mixer tap set into preparation work surfaces, with a range of matching base cupboards and eye-level wall units. There is an integrated dishwasher, built-in stainless steel double oven, four-ring gas hob with extractor hood above, upright fridge freezer and larder unit, together with a UPVC double-glazed window to the side elevation and a useful under-stairs storage cupboard. The dining area provides ample space for a family dining table and chairs, with double radiator and glazed bi-fold doors opening through to the extended rear accommodation.

A particular feature of the home is the single-storey extension across the rear aspect, creating an additional reception room currently used as a lounge. This bright and airy space enjoys laminate flooring, UPVC double-glazed windows and an atrium-style double-glazed roof lantern, allowing for an abundance of natural light, with a door leading through to the utility room. The utility room is fitted with a single sink unit with cupboard below, plumbing and appliance space for a washing machine, and has a UPVC double-glazed window and door giving access to the rear garden. Completing the ground floor is a well-appointed shower room, fitted with a three-piece suite comprising WC, pedestal hand wash basin and corner shower enclosure with thermostatic shower, complemented by tiled walls, heated towel rail and UPVC double-glazed window to the side elevation.

To the first floor, the landing has a UPVC double-glazed window to the side elevation and doors leading off to the three bedrooms and family bathroom. The principal bedroom lies to the rear of the property and benefits from a range of built-in double wardrobes, radiator and UPVC double-glazed window. The second bedroom is a further double room positioned to the front elevation, while the third bedroom is also generously proportioned and includes a useful storage cupboard. The family bathroom is comprehensively fitted with a four-piece suite comprising WC, hand wash basin, corner bath and separate shower enclosure, with complementary wall tiling, UPVC double-glazed window and double radiator. The internal accommodation is double glazed and has a gas fired combination boiler.

Outside, the block-paved frontage provides off-road parking for a variety of vehicles, with gated side access leading to the established rear garden. Occupying a corner plot, the garden is mainly laid to lawn with a paved patio seating area, together with the added benefit of a timber-constructed home office complete with power and lighting.

Stretton remains a highly regarded village location, offering a wealth of local amenities including public houses, village shops and bakery, whilst being well placed for access to the A38, linking Burton-on-Trent, Lichfield and Derby.

This extended family home must be viewed to fully appreciate the size and versatility of the accommodation on offer. Viewings are strictly by appointment only.

## Reception Hallway & Guest Cloakroom

### Front Sitting Room/ Playroom

3.96m x 3.43m (13'0 x 11'3)

### Kitchen Diner

5.31m max x 3.28m (17'5 max x 10'9)

### Extended Lounge

4.85m x 3.10m (15'11 x 10'2)

### Utility Room

1.83m x 1.60m (6'0 x 5'3)

### Shower Room

1.60m x 1.63m (5'3 x 5'4)

### Master Bedroom

3.28m x 2.79m to wardrobes (10'9 x 9'2 to wardrobes)

### Bedroom Two

4.01m x 2.67m (13'2 x 8'9)

### Bedroom Three

3.12m x 2.62m (10'3 x 8'7)

### Bathroom

2.34m x 1.83m (7'8 x 6'0)

### Exterior Home Office

Property construction: Standard

Parking: Driveway located off a shared driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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)

An on-site management fee may apply to all modern or new developments.

### Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

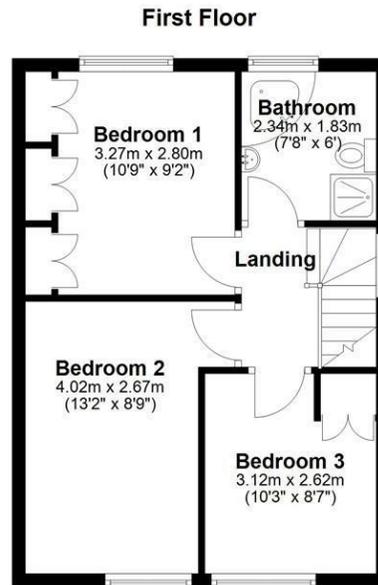
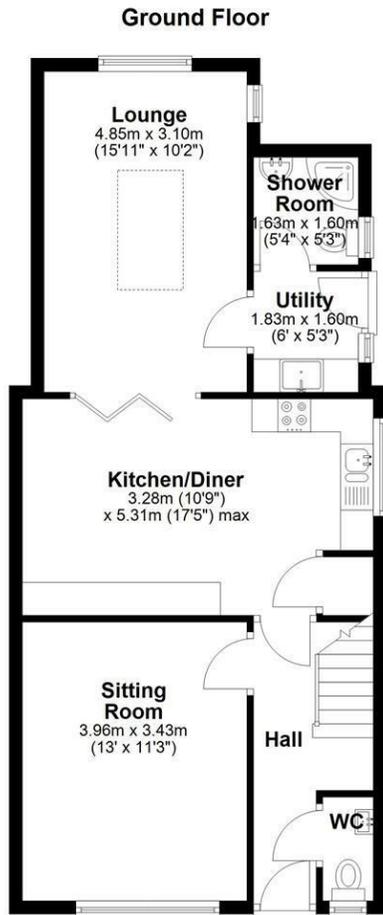
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The EPC was carried out before the extension was added to the property. Draft details awaiting vendor approval and subject to change

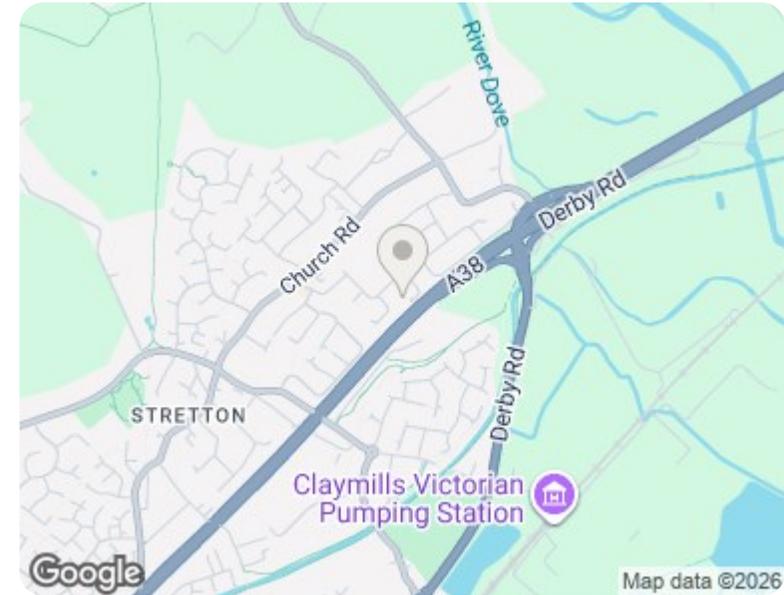








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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**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.

**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 Licence 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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