



Castle Close, Stretton, Burton-on-Trent



Offers in Excess of £250,000

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Key Features

- Modern Semi Detached Home
- Three Bedrooms
- Highly Regarded Development
- Close To Amenities & Facilities
- Immediate Vacant Possession
- Landscaped Rear Garden
- EPC rating B
- Freehold





Situated upon this highly regarded modern development set within the popular village of Stretton this modern three bedoomed semi detached home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - open canopied entrance, entrance hall, guest cloak room, good sized lounge, fabulous well appointed dining kitchen with a good array of integrated appliances and on the first floor a landing leads to the master bedroom with ensuite, two further bedrooms and bathroom. Outside to the front a driveway provides ample parking and a small fore garden. To the rear is a landscaped garden with seating and lawned areas, steps lead down to a further area with a brick built bar/gym/work from home office.

Accommodation In Detail

Open Canopied Entrance

having composite entrance door leading to:

Entrance Hall

having quality fitted LVT flooring, staircase rising to first floor, one central heating radiator and useful understairs storage cupboard.

Guest Cloak Room

having obscure Upvc double glazed window to front elevation, one central heating radiator, low level wc and corner wash basin.

Front Sitting Room 3.26m x 4.8m (10'8" x 15'8")

having Upvc double glazed window to front elevation and one central heating radiator.

Large Open Plan Dining Kitchen 5.4m x 3.46m (17'8" x 11'5")

having a lovely array of white fronted base and wall mounted units, quality integrated appliances including four ring gas hob with extractor over, double oven, fridge/freezer and

dishwasher, quality LVT flooring, Upvc double glazed window to rear elevation, double glazed French doors opening out to the rear patio, useful understairs storage cupboard and vertical contemporary central heating radiator.

On The First Floor

Half Landing

having Upvc double glazed window to side elevation.

Main Landing

having one central heating radiator, access to loft space and useful oversairs storage cupboard housing fitted Vaillant condensing combi gas fired central heating boiler.

Bedroom One

having built-in triple wardrobes, Upvc double glazed window to front elevation and one central heating radiator.

En-Suite Shower Room

having suite comprising over-sized shower enclosure, wall mounted wash basin, low level wc, heated ladder chrome towel radiator, fitted extractor vent and low intensity spotlights to ceiling.

Bedroom Two 3.57m x 2.68m (11'8" x 8'10")

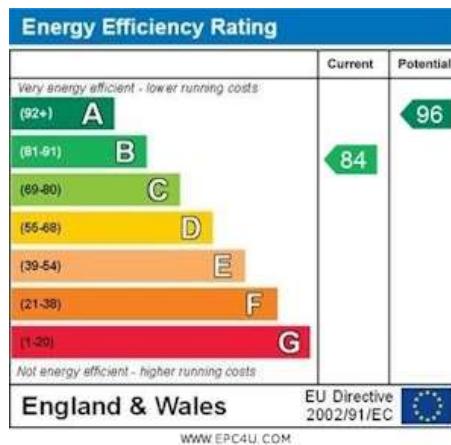
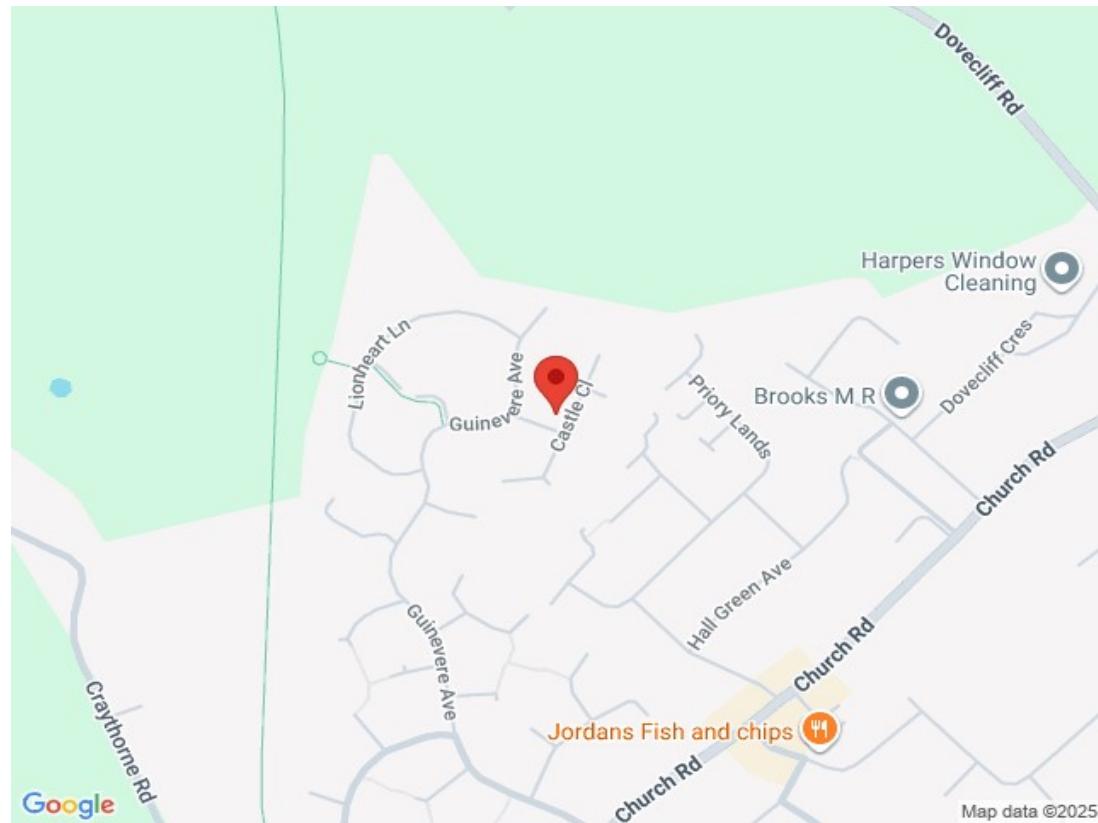
having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 2.6m x 2.62m (8'6" x 8'7")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bathroom

having modern white suite comprising panelled bath with fitted thermostatically controlled shower over together with glass and chrome screen, wall mounted wash basin, low level wc, obscure Upvc double glazed window to front elevation, fitted shaver point, low intensity spotlights to ceiling and heated chrome ladder towel radiator.



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

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

