

Goodwood Close

Stretton, Burton-on-Trent, DE13 0FP

John German



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Offers Over £325,000

Ideal for a family is this detached home at the end of cul de sac location featuring four bedrooms, an extended ground floor layout with two reception rooms, kitchen/diner and a shower room in addition to the first floor bathroom along with the advantage of a good size garage, drive & gardens.

Goodwood Close is a lovely established residential location that is well placed for schools and close to a good range of shops and amenities available in Stretton. The location is ideal for those wanting conveniences close by together with excellent commuter links via the A38.

There is a good size driveway to the front and the advantage of a large single garage with an electric door and side door, a great space for car/motorbike enthusiast or those wanting hobby space.

The front door opens into the hall leading to a good size lounge with a bay window framing views to front. Double doors open to the garden/sitting with French doors opening out onto the patio.

The kitchen is well appointed, fitted with plenty of units and there is space for a dining or breakfast table. There is a door to the side and a useful ground floor shower room adding that extra bathroom.

The landing has doors leading off to four bedrooms. The master is a good size double with views to the front, bedrooms two and three are both well proportioned and bedroom four is a single room or ideal home office, with all four sharing the first floor bathroom and the ground floor shower room.

To the rear the gardens have a paved terrace ready for garden furniture and shaped lawns.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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 D

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

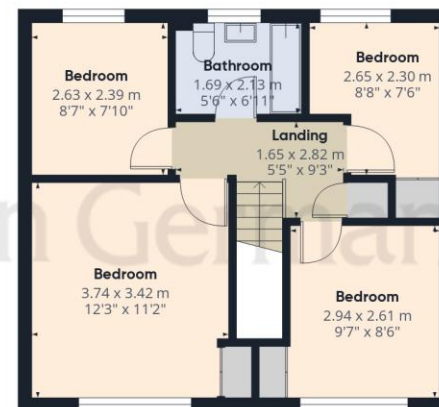
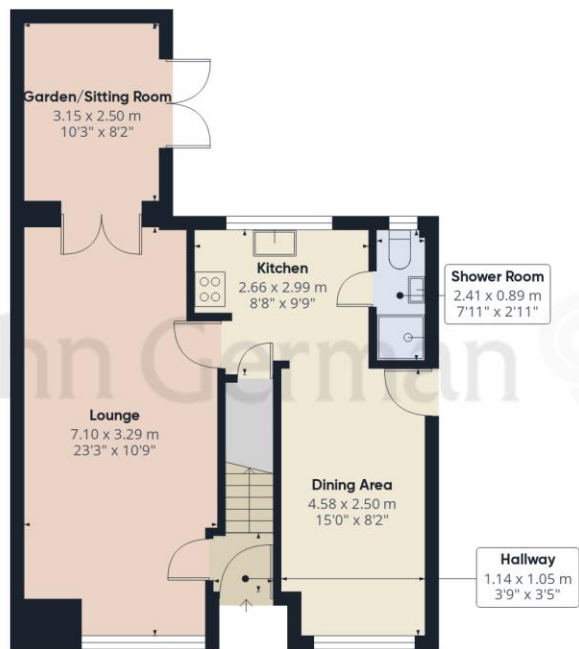
Our Ref: JGA/13082026

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Approximate total area^m

116.1 m²

1250 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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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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