





Located in the popular residential area of Stretton, Burton-on-Trent, this well-presented two-bedroom semi-detached home offers modern living accommodation ideal for first-time buyers. The property benefits from a bright living room, a modern fitted kitchen, and a spacious conservatory overlooking the rear garden. Outside, there is off-street parking to the front and a low-maintenance rear garden, all within easy reach of local amenities, schools, and transport links. Viewing strictly by appointment only.



Ground Floor

The property is accessed via a front entrance door opening into hallway with stairs rising to the first floor. A door leads to the living room, featuring a double glazed window to the front elevation, wood-effect flooring and door opens through to the kitchen, which includes a selection of modern matching wall and base units with work surfaces over, tiled splashbacks, an inset sink with drainer and mixer tap, integrated electric oven with gas hob and extractor over, and space for appliances including a washing machine and fridge freezer. A double glazed window overlooking the rear garden, and French doors opening to the conservatory. The conservatory provides a versatile space with wood-effect flooring, double glazed windows overlooking the garden, and French doors leading to the rear patio.

First Floor

The landing provides access to two bedrooms and the family bathroom. The master bedroom is a generous double with twin double glazed windows to the front and a built-in wardrobe. The second bedroom has double glazed window overlooking the rear garden. The family bathroom features a modern three-piece suite comprising a panelled bath with shower and glass screen over, pedestal wash hand basin, low-level WC, fully tiled walls, recessed spot lighting, and an obscure double glazed window to the rear elevation.

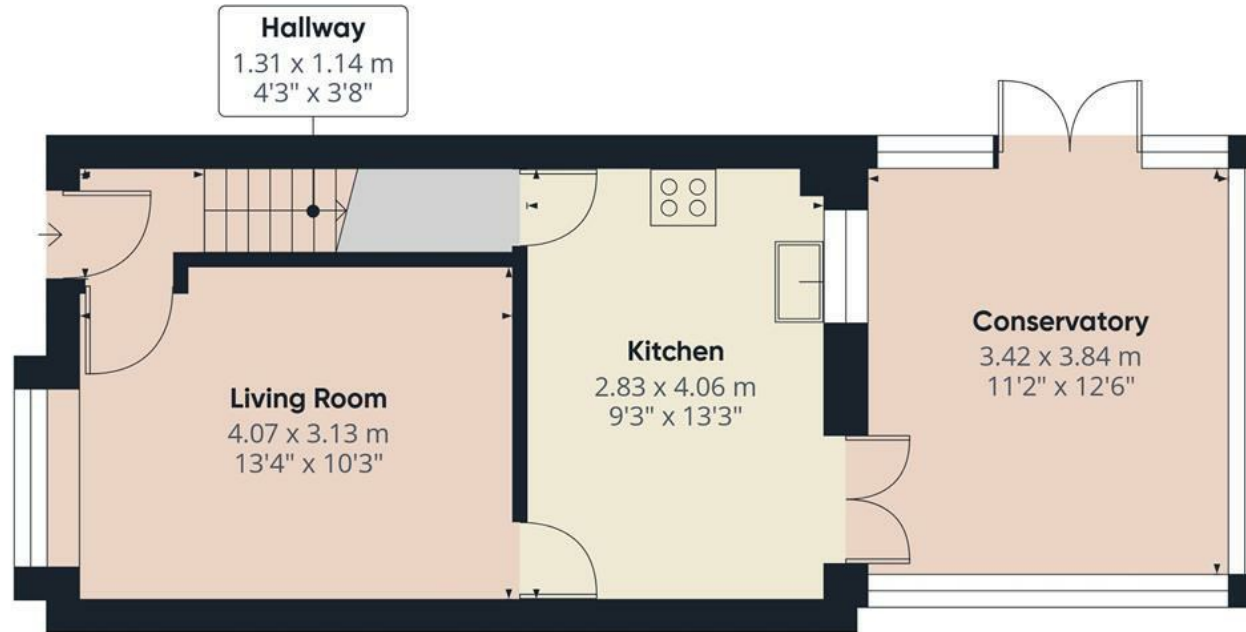
Outside

To the front elevation, there is a driveway providing off-street parking for multiple vehicles. Gated side access leads to the enclosed rear garden, which has a low maintenance artificial lawn with a combination of paved patio. Timber fencing encloses the garden to all sides, providing a private outdoor area.

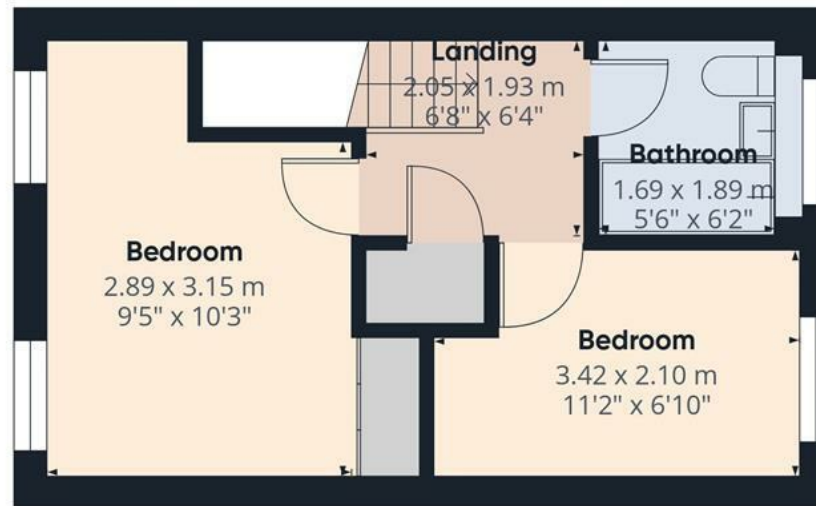








Floor 0



Floor 1

Approximate total area⁽¹⁾

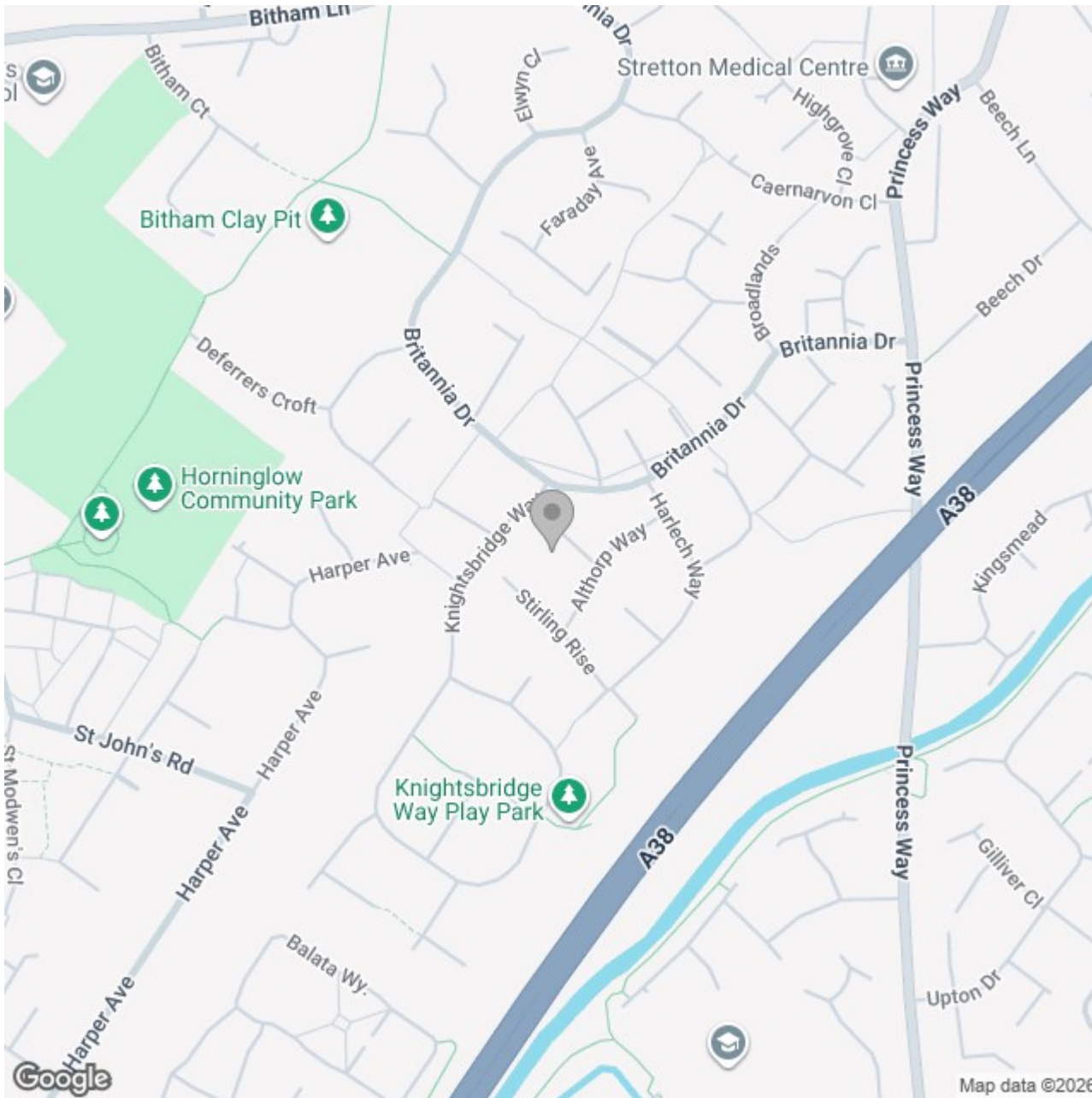
67.1 m²

722 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	