



Crestwood Close, Stretton, Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 2 bedroom End Terraced family home, situated on a lovely, private road in the Stretton area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with a driveway providing off-road parking for multiple vehicles as well as access to the carport running down the side of the property. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge to the front of the property, a wonderful kitchen as well as a conservatory providing an additional reception room to the rear. On the first floor of the property you will find a spacious landing that provides access to the loft as well as the property's two good sized bedrooms and family bathroom. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized gravel patch, the garden presents a perfect relaxation area. Viewing of this lovely property is essential!

Hallway

Wooden flooring, pendant, central heating radiator.

Lounge

Window to front elevation, central heating radiator, pendant light, wooden flooring

Kitchen

Wooden flooring, central heating radiator, spotlights, plumbing for washer, stainless steel sink & drainer, storage cupboard (boiler location), cupboards over counters, window to rear elevation, door to conservatory

Conservatory

Wooden flooring, windows to rear elevation, door to rear garden.



Landing

Carpet, loft access, pendant light, storage cupboard, window to side elevation.

Bedroom One

Wooden flooring, window to front elevation x 2, pendant light, central heating radiator, storage cupboard, built in wardrobes.

Bedroom Two

Carpet, pendant light, window to rear elevation, central heating radiator, built in wardrobes.

Shower Room

Vinyl flooring, window to rear elevation, pendant light, central heating radiator, low level flush W/C, hand wash basin, shower cubicle

Front Garden

Tarmac driveway, gravel/slate chipping's area, patch of lawn, access to rear garden & car port.

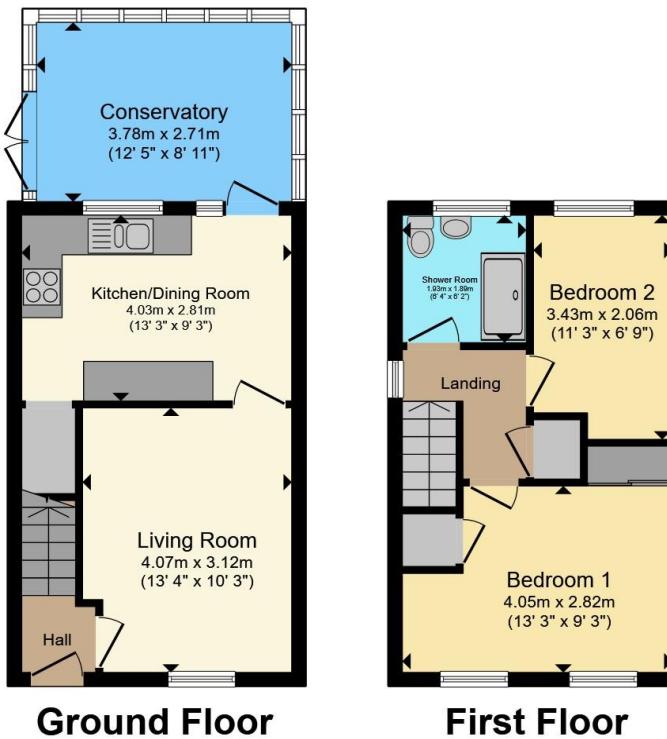
Rear Garden

Gravel area, concrete side pathway, patio seating area, undercover car port area.









Total floor area 66.3 m² (713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211175



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT211175 - 0002