



Crestwood Close, Stretton, Burton-On-Trent

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## 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 downing 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.

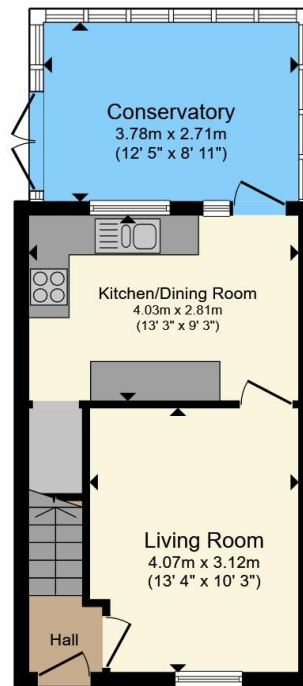
## Rear Garden

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

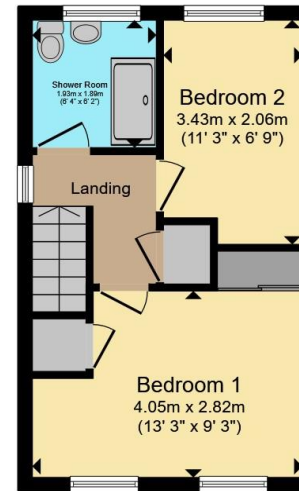








**Ground Floor**



**First Floor**

Total floor area 66.3 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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