



Newport Close, Stretton,  
Burton-on-Trent



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£180,000



## Key Features

- Modern Semi Detached Home
- Two Bedrooms
- Pleasant Cul de Sac Location
- Popular Fringe Of Town Position
- Upvc Double Glazing & Gas Fired Central Heating
- Driveway & Pleasant Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this very well presented, two bedroomed semi detached home located in a popular and convenient position close to amenities and facilities. The property is well presented throughout and an internal inspection will reveal accommodation which in brief comprises: - small entrance hall, large open plan reception room, re-fitted modern kitchen and on the first floor a landing leads to two double bedrooms and bathroom with modern white suite. Outside to the front is a small fore garden with an adjacent tarmac driveway providing ample parking, and to the rear is a good sized enclosed garden.

#### Accommodation In Detail

Obscure half double glazed entrance door leading to:

#### Entrance Hall

having one central heating radiator.

#### Reception Room 3.73m x 4.45m (12'2" x 14'7")

having deep Upvc double glazed square bow window to front elevation, obscure Upvc double glazed window to side, staircase rising to first floor, thermostatic control for central heating, fitted smoke alarm, two central heating radiators and understairs storage cupboard.

#### Re-Fitted Kitchen 3.71m x 2.66m (12'2" x 8'8")

having a lovely array of high gloss light grey base and eye level units with complementary grey/black marble effect working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and stainless steel and glass extractor over, one double central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors opening out to the rear patio.

#### On The First Floor

#### Landing

having access to loft space and fitted smoke alarm.

#### Bedroom One 3.73m x 2.74m (12'2" x 9'0")

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

#### Bedroom Two 2.52m x 3.71m (8'4" x 12'2")

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

#### Bathroom

having modern white three piece suite comprising low level wc, panelled bath with electric shower over, pedestal wash basin, obscure Upvc double glazed window to side elevation, heated chrome ladder towel radiator, overstairs storage cupboard housing fitted Vaillant condensing combi gas fired central heating boiler.

#### Outside

To the front of the property is a small hard landscaped fore garden with an adjacent driveway providing ample parking. To the rear is a pleasant enclosed garden screened well by timber fencing and featuring a patio area, beyond which lies a mainly lawned garden.

#### 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.

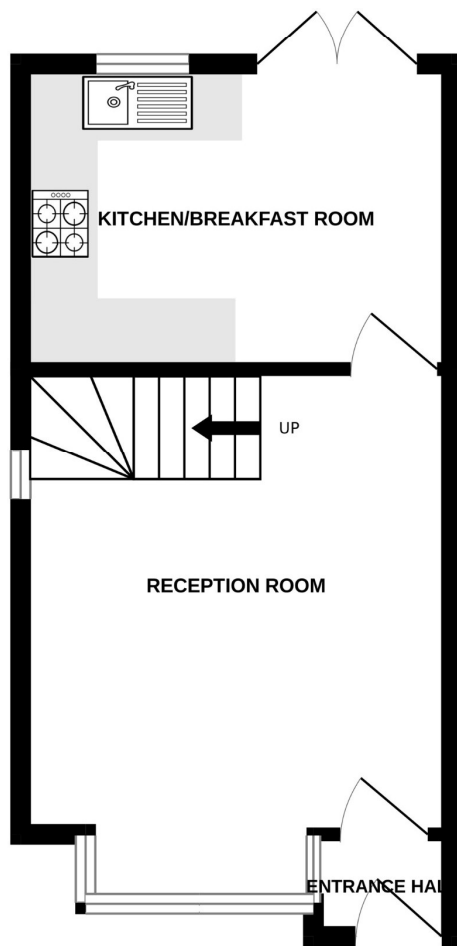
#### Tenure

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.

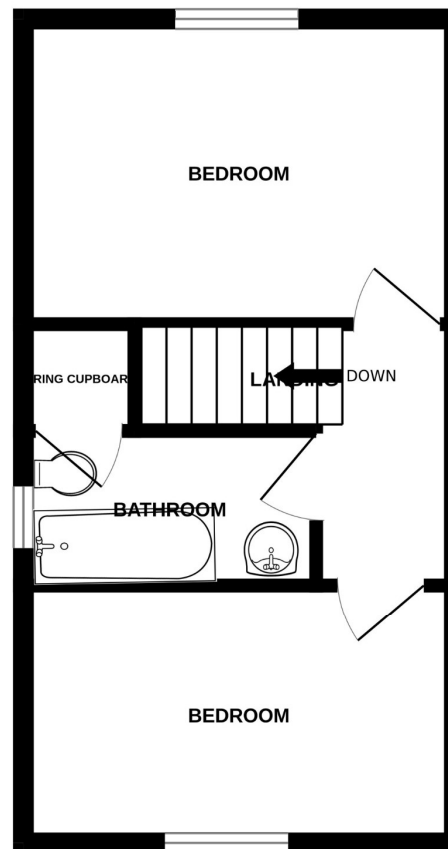
#### Note

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.

GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



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TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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