





A beautifully presented three-bedroom cottage, positioned within the heart of Stretton village, offering a rare opportunity to acquire a character home finished to an exceptional standard throughout. The property benefits from a generous and well-maintained rear garden, along with the significant advantage of off-street parking and a detached garage—features rarely found with properties of this nature in such a central location.

Internal inspection is highly recommended to fully appreciate both the quality of finish and the overall setting on offer.



## Accommodation

### Ground Floor

The accommodation is entered via a front entrance door leading into a welcoming hallway, with stairs rising to the first floor and doors providing access to the main living spaces. The living room is positioned to the front aspect and offers a warm and inviting space, featuring a log-burning stove set within a chimney breast, creating a focal point to the room, along with a large window allowing for plenty of natural light.

To the rear, the property opens into a well-appointed kitchen, fitted with a range of wall and base units, preparation work surfaces, and space for appliances, with direct access out to the rear garden via double doors. Adjacent to the kitchen is a separate dining room, offering space for a dining table and chairs, ideal for both everyday living and entertaining. A useful ground floor WC completes the ground floor accommodation.

### First Floor

The first-floor landing provides access to three well-proportioned bedrooms and the bathroom. The master bedroom is a generous double room, complemented by a front-facing window. Bedroom two is also a good-sized double, while bedroom three offers versatility as a single bedroom, nursery, or home office.

The bathroom is fitted with a suite comprising a roll top bath with shower over, wash hand basin, and low-level WC, presented in keeping with the overall style of the home.

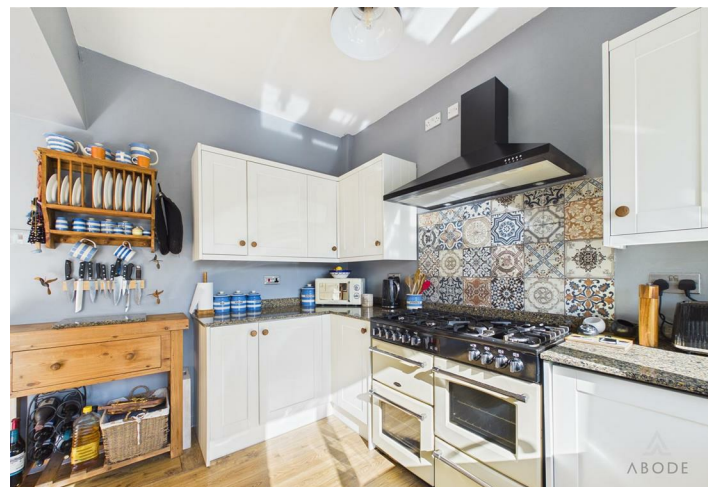


### Outside

Externally, the property truly excels with a substantial rear garden, mainly laid to lawn with well-stocked planting areas, mature trees, and a pathway leading through the plot, creating a private and established outdoor space.

To the rear of the garden, there is access to a detached garage, along with a gravelled area providing off-street parking, accessed via timber gates—an invaluable feature for a property in this central village position.







### Location

Situated in the centre of Stretton, the property benefits from immediate access to a range of local amenities, including shops, public houses, and well-regarded schools, along with excellent transport links via the A38 and nearby Burton-on-Trent town centre. The location offers a balance of village living with convenient connectivity, making it a highly desirable setting for a range of buyers.















Floor 0 Building 1

Approximate total area<sup>(1)</sup>

88.7 m<sup>2</sup>

955 ft<sup>2</sup>



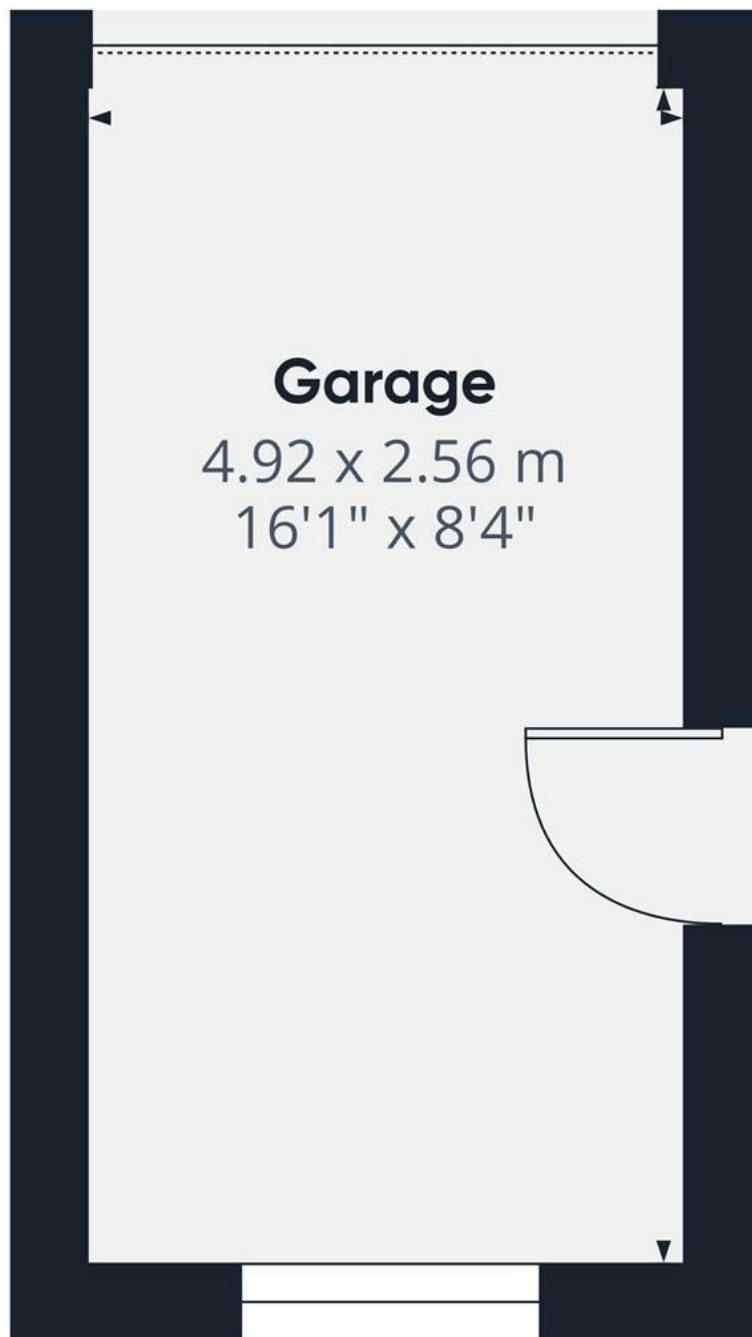
Floor 1 Building 1

(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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**Garage**  
4.92 x 2.56 m  
16'1" x 8'4"

**Approximate total area<sup>(1)</sup>**

12.5 m<sup>2</sup>  
135 ft<sup>2</sup>

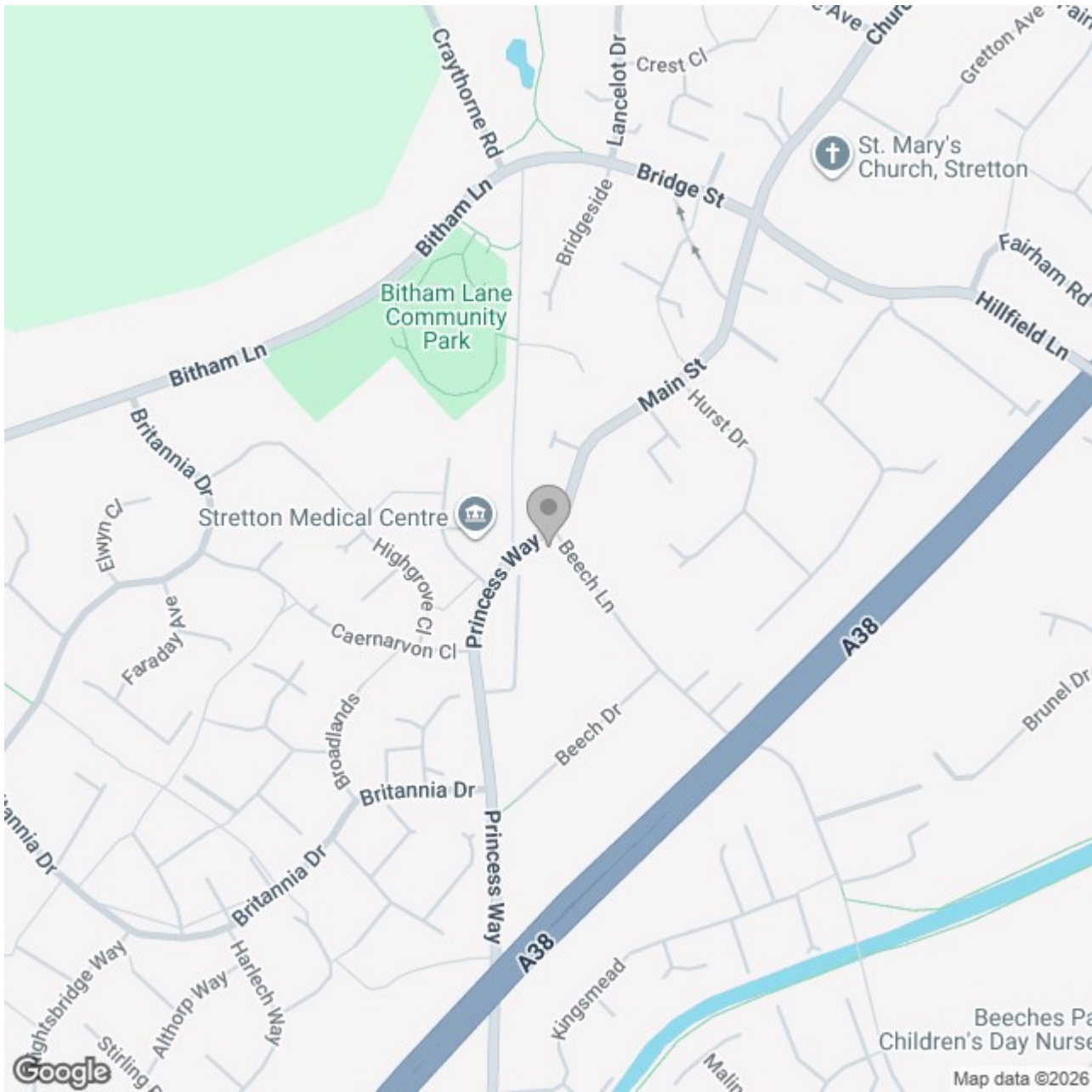
(1) Excluding balconies and terraces

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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Floor 0 Building 2



## Energy Efficiency Rating

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