



Nicholas
Humphreys

Upton Drive, Burton-On-Trent, DE14 2FR

Asking Price £250,000

A modern three-bedroom detached family home occupying a desirable corner plot close to the heart of Stretton Village.

Offering a spacious dual-aspect lounge with French doors onto the rear garden, an impressive open-plan dining kitchen and guest cloakroom.

To the first floor three bedrooms, en-suite to the principal bedroom, family bathroom, landscaped low-maintenance garden, detached garage and driveway. Ideally positioned for local amenities, schools and excellent A38 commuter links. Internal viewing is highly recommended.



The Accommodation

A beautifully presented modern detached family home, occupying a desirable corner plot within this popular residential location, just a short distance from the heart of Stretton Village. Offering well-planned accommodation throughout, this attractive home benefits from a landscaped rear garden, driveway and detached single garage, making it an ideal purchase for the growing family.

The accommodation begins with a secure front entrance door leading into a welcoming reception hallway, complete with staircase rising to the first-floor accommodation, a useful under-stairs storage cupboard and access to the guest cloakroom. The cloakroom is fitted with a modern white suite comprising a low-level WC, hand wash basin and a uPVC double-glazed window to the rear elevation.

The spacious dual-aspect lounge enjoys an abundance of natural light, with views across the rear garden and French patio doors opening directly onto the landscaped outdoor entertaining space, creating an excellent flow between indoor and outdoor living.

The true heart of the home is the impressive open-plan dining kitchen. The kitchen is fitted with an extensive range of modern base cupboards and matching eye-level wall units, complemented by preparation work surfaces, an inset stainless steel oven, four-ring gas hob with extractor hood above, and ample appliance space. A uPVC door provides direct access to the rear garden. The dining area benefits from uPVC double-glazed windows to both the front and side elevations, offering plenty of natural light and ample space for a family dining table and chairs.

To the first floor, the principal bedroom provides an excellent double bedroom positioned to the front aspect, with a uPVC double-glazed window, radiator and the advantage of a modern en-suite shower room. The en-suite is fitted with a double walk-in shower enclosure, low-level WC and hand wash basin.

There are two further generously proportioned family bedrooms, both served by the well-appointed family bathroom. The bathroom is fitted with a contemporary white suite incorporating a panelled bath, low-level WC and hand wash basin with vanity storage drawers beneath, complemented by attractive wall tiling, radiator and a uPVC double-glazed window.

Outside, the property occupies an attractive corner plot with a landscaped rear garden designed for ease of maintenance, featuring a paved patio seating area, artificial lawn and space for a garden shed. A personnel door provides access into the detached single garage, which is situated alongside the private driveway to the rear of the property, offering excellent off-road parking.

Situated within easy walking distance of Stretton Village, the property enjoys excellent access to a variety of local shops, public houses, a traditional bakery, together with reputable schooling and convenient transport links. The nearby A38 provides straightforward commuting to Burton upon Trent, Derby, Lichfield and beyond.

An internal inspection is highly recommended to fully appreciate the quality of accommodation on offer.

Strictly by appointment only through Nicholas Humphreys Estate Agents.

Awaiting Revised EPC inspection. Expired June 2026. Previously B rated

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

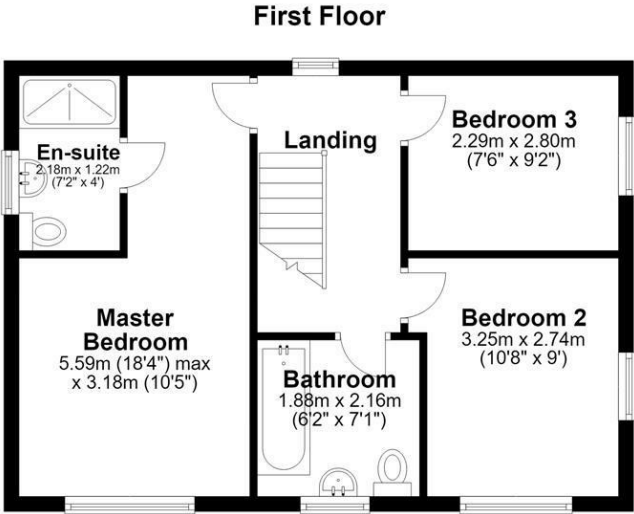
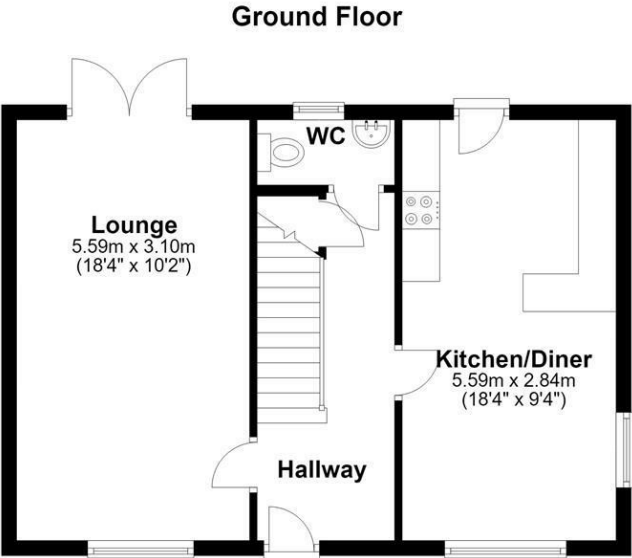
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

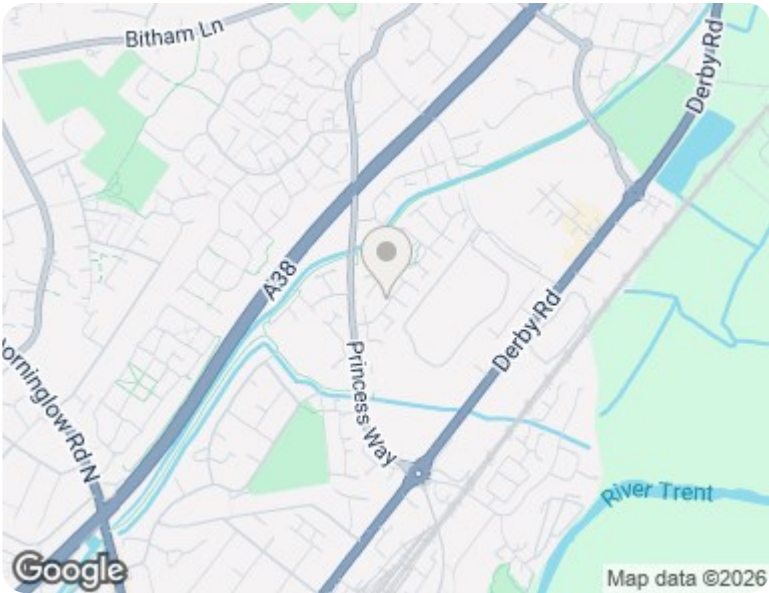








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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