

# Longbow Close

Stretton, Burton-on-Trent, DE13 0XY

John German





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Guide Price £395,000

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No upward chain.



Occupying a desirable position within Longbow Close, this beautifully presented four-bedroom detached family home was originally constructed as the development's show home and offers approximately 1,363 sq. ft. of well-planned accommodation. Benefiting from generous living space, attractive gardens, ample off-road parking and being offered for sale with no upward chain, this is a wonderful opportunity for families seeking a home in one of Burton's most desirable residential locations.

The accommodation begins with an enclosed porch entrance leading into a welcoming hallway. To the left is a convenient guest cloakroom fitted with a WC and hand wash basin. To the right, the spacious living room enjoys a front-facing bay window, feature fireplace and an abundance of natural light, creating a warm and inviting reception space. Double doors open seamlessly into the formal dining room, which comfortably accommodates a family dining table and chairs, making it ideal for both everyday living and entertaining. Situated off the dining room is the delightful sun room, providing a peaceful space to relax whilst enjoying views over the rear garden.

Returning to the hallway, the kitchen is positioned to the rear of the property and is fitted with a comprehensive range of wall and base units, drawers and ample work surface space. Integrated features include an eye-level double oven, gas hob with extractor hood above, double sink, under-counter fridge and space for a dishwasher. A particularly useful pantry cupboard provides additional storage for household essentials.

Leading from the kitchen is the practical utility room, offering further storage along with space for a washing machine, tumble dryer and fridge freezer. A door from the utility room provides internal access to the garage.

To the first floor, a generous landing gives access to four well-proportioned bedrooms. Bedroom four offers flexibility as either a comfortable single bedroom or an excellent home office and benefits from a useful storage cupboard. Bedroom three is a generous single room or small double bedroom, whilst bedroom two is a spacious double room with ample space for additional furniture. The principal bedroom is an impressive double bedroom and benefits from its own en-suite shower room, comprising a shower cubicle, WC and hand wash basin. Completing the first floor is the family bathroom, fitted with a bath, WC and hand wash basin.

Externally, the property enjoys attractive kerb appeal. To the front, a beautifully maintained garden features a lawn, mature rose beds and an established magnolia tree. A large driveway provides off-road parking for up to four vehicles and sets the property well back from the road, enhancing both privacy and appearance. The garage has an up and over door also with the benefit of additional loft space.

The rear garden has been thoughtfully landscaped and lovingly maintained, featuring an initial paved patio area, well-stocked planted borders, mature trees and established shrubs. Enjoying a private and sunny aspect, it provides an excellent outdoor space for both relaxation and entertaining.

Stretton remains one of the area's most sought-after locations, offering excellent access to a wide range of amenities including supermarkets, shops, cafés, pubs and restaurants, together with superb transport links via the A38, A50 and Burton upon Trent town centre. It is also in close proximity of the picturesque village of Rolleston on Dove which has two local pubs, Co-Operative convenience store, post office/newsagent, nature walks, a lovely church and cricket club to name a few. The property is particularly well placed for families, being within easy reach of highly regarded schools including John of Rolleston Primary School, The de Ferrers Academy, The Fountains High School and St Modwen's Catholic Primary School, making this an excellent choice for those seeking a family home in a well-connected and established community.

Early viewing is highly recommended to appreciate the space, position and quality of accommodation on offer. Offered for sale with no upward chain.



**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

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

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

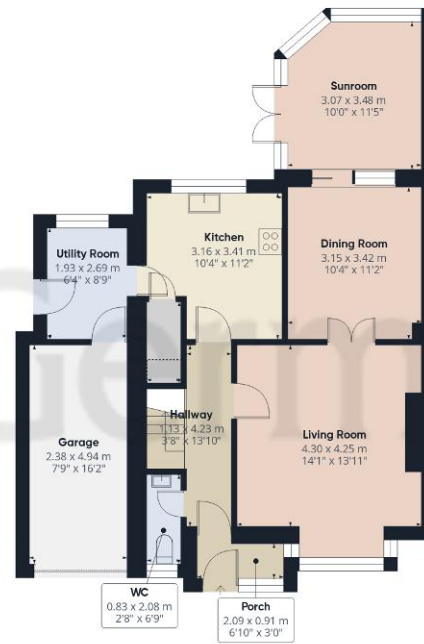
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08062026

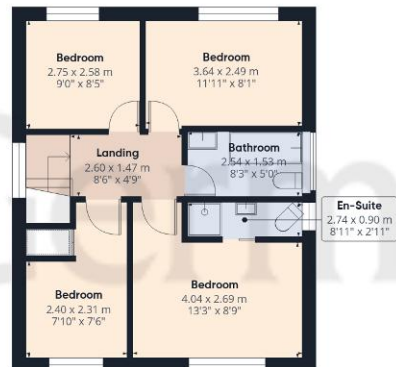
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Ground Floor



Floor 1



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

126.7 m<sup>2</sup>

1363 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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### Agents' Notes

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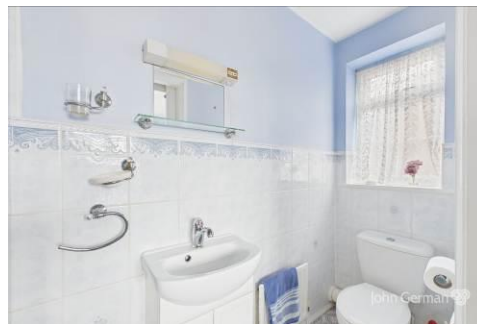
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