



17 Severn Close, Stretton, DE13 0YB



Set on a beautifully landscaped corner plot garden is this executive detached family home, showcasing versatile and generously extended interiors, four good sized bedrooms and a peaceful cul de sac setting close to the rural borders of Stretton. Having been remodelled and upgraded by the existing vendors, this attractive detached home presents extensive accommodation ideal to suite a growing family and benefits from recently replaced double glazed windows and doors, a luxurious master suite and an elegant Orangery extension to the rear. The central reception hall leads into a dual aspect lounge

and the open plan family kitchen with living room, with a second reception room being ideal as a playroom, snug or ground floor bedroom. Extending to the rear is a fabulous Orangery with a glazed roof and bifold doors opening out to the garden, and a utility room and cloakroom are also set to the ground floor. To the first floor there are four bedrooms and a family bathroom, with the master suite having a luxurious dressing room and private en suite shower room. Outside, an expansive block paved driveway provides parking for a number of vehicles, and the rear garden has been landscaped to an excellent degree, with feature

box hedging, paving and gravelled areas.

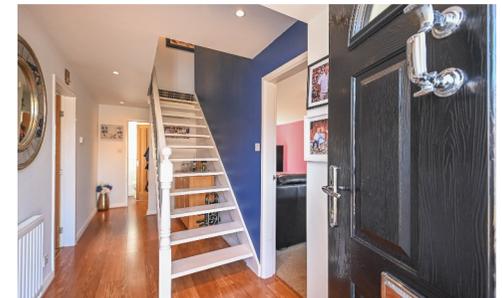
The property is ideally located on corner plot on this quiet cul de sac, having a range of local shops and amenities conveniently close by both in Stretton and in the neighbouring village of Rolleston on Dove. The market town of Burton on Trent is short drive away and offers an excellent range of shopping and leisure facilities, with nearby schools including the William Shrewsbury Primary School which feeds into the De Ferrers Academy. Local leisure pursuits can be enjoyed at Branston Water Park, Trent Washlands with its stunning

riverside walks, Stapenhill Gardens and the popular Barton Marina with its select waterfront shops and picturesque canal boats. The property is well placed for access to the A38 linking with the A50 and M1, the M42 is also easily accessed on the outskirts of the town and there is a mainline station in Burton on Trent having direct links to Birmingham and London. Birmingham and East Midlands International Airports also both lie within a 50 minute drive.



- Executive Detached Family Home
- Immaculate & Generously Extended
- Peaceful Cul de Sac Setting
- Two Reception Rooms & Stunning Orangery
- Open Plan Family Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Master with Dressing Room & En Suite
- Modern Family Bathroom
- Corner Plot with Ample Parking
- Beautifully Landscaped Garden
- Mains Gas Central Heating
- 2021 Double Glazed Windows & Doors
- Well Placed for Local Amenities & Commuter Routes

Reception Hall 5.73 x 1.77m (approx. 18'9 x 5'9)
A composite entrance door opens into this spacious hallway, having stairs with a contemporary balustrade rising to the first floor and doors into:



Lounge 6.01 x 3.67m (approx. 19'8 x 12'0)

A generous dual aspect reception room having a bay window to the front and French doors opening out to the rear garden

Open Plan Family Kitchen 7.04 x 3.22m (approx. 23'1 x 10'6)

A beautifully remodelled space having a modern kitchen with gloss wall and base units, granite work surfaces and an inset composite sink with side drainer. There is an integral dishwasher, with the range cooker also included in the sale. There is a window to the rear, a further window faces the front and the work tops extend to one side to provide a breakfast bar. An opening leads into a vestibule where there is a door into the **Utility**, and further doors open into:

Orangery 5.5 x 3.64m (approx. 18'0 x 11'11)

A stunning addition to this immaculate family home, having an impressive ceiling lantern extending the full length of the room, bifold doors opening out to the garden and sash windows to the rear

Playroom/Study 4.34 x 2.7m (approx. 14'2 x 8'10)

A versatile reception room ideal as a home office, playroom or ground floor bedroom, having a window to the front

Utility Room 2.09 x 1.64m (approx. 6'10 x 5'4)

A useful space having base units housing spaces for a washing machine, tumble dryer, a full height fridge and full height freezer

Cloakroom

Comprising wash basin set to vanity unit and WC, with a window to the rear







Stairs rise to the first floor **Landing**, having access to the loft and doors opening into the **Airing Cupboard** and:

Master Suite

This thoughtfully remodelled and extended space now offer a luxurious **Dressing Room** 3.72 x 3.24m (approx. 12'2 x 10'7) to the master bedroom, with a window to the front and a door into the **En**

Suite. An archway opens into:

Master Bedroom 4.16 x 2.75m (approx. 13'7 x 9'0)
A double room having a window to the front aspect

En Suite 2.0 x 1.82m (approx. 6'6 x 5'11)
Comprising wash basin set to vanity unit, WC and shower, with an obscured window to the front and a chrome heated towel rail



Bedroom Two 3.2 x 2.28m (approx. 10'5 x 9'9)
Another superb double room having a window to the front

Bedroom Three 5.37 x 2.47m (approx. 17'7 x 8'0) – max
A cleverly designed room with an ideal layout to suit having a study/dressing area separate from the bedroom, having twin windows to the front

Bedroom Four 2.34 x 2.97m (approx. 9'8 x 7'8)
With a window to the rear

Family Bathroom 3.63 x 1.44m (approx. 11'10 x 4'6)
A modern suite comprises wash basin set to vanity unit, WC, bathtub and separate double shower, with a heated towel rail and an obscured window to the rear





Outside

The property is set on a good sized corner plot with a block paved driveway to the front providing parking for a number of vehicles. There is gated access to the side of the property leading into the rear garden and there is exterior lighting to the front.

Landscaped Garden

The rear garden has been landscaped to a superb degree, laid to a paved terrace, artificial lawns and feature box hedging. The shed is included in the sale and there is exterior power, lighting and a water point. Along with the Tudor detailing to the front of the property, all guttering, soffits and fascia boards were replaced in 2021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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