

Britannia Drive

Stretton, Burton-on-Trent, DE13 0EW

John German



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Guide Price £385,000

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Situated on the highly regarded Britannia Drive in Stretton, Burton-on-Trent, this well maintained and generously proportioned four bedroom detached family home extends to approximately 1,657 sq ft and offers flexible living accommodation throughout, presenting an excellent opportunity for modernisation to suit a buyer's own taste and style. Occupying a generous plot with established gardens to the front and rear, ample driveway parking and a detached double garage with electric door, the property is ideally suited to growing families seeking space both inside and out.

Stretton remains one of Burton-on-Trent's most desirable residential locations thanks to its excellent range of local amenities, well regarded schooling and convenient commuter links. The property is positioned within easy reach of local shops, supermarkets, pubs, cafés and everyday amenities, while nearby access to the A38 provides straightforward travel to Derby, Lichfield and Birmingham. The area also benefits from a selection of nearby green spaces and walking routes, making it a particularly appealing setting for family living.

The accommodation begins with a welcoming entrance hallway. To the left is a substantial study which offers excellent versatility and could equally serve as a downstairs bedroom, family room, playroom or hobby space. Adjacent is a convenient downstairs WC fitted with hand wash basin.

To the right of the hallway is the spacious living room, featuring double doors opening into the dining room. This thoughtful layout provides both open flow and the option of separation when desired, making it ideal for entertaining or family living. The dining room benefits from sliding doors leading directly out to the rear garden.

Completing the ground floor is the kitchen, fitted with a range of wall and base units incorporating a double sink, gas hob with extractor fan, eye-level double oven, breakfast bar, space for a dishwasher and space for a fridge freezer. Off the kitchen is a particularly useful utility room offering additional storage, a further sink and space for both a washing machine and tumble dryer.

To the first floor are four well proportioned bedrooms. The principal bedroom is a generous double room with fitted storage and en-suite shower room comprising shower cubicle, WC and hand wash basin. Bedroom two is another spacious double with fitted storage, while bedroom three is also a comfortable double bedroom with fitted storage. Bedroom four is a generously sized single room, ideal as a nursery, study or hobby room, and also benefits from fitted storage. The family bathroom completes the first floor and is fitted with a bath with shower over, WC and hand wash basin.

Externally, the property enjoys beautifully maintained and established gardens. The rear garden features an initial patio seating area leading onto a lawned garden with mature planting, shrubs and flowers creating a private and attractive outdoor space. To the side of the property is an extended driveway providing ample off-road parking and leading to the detached double garage with electric door.

To the front, the property is set behind a generous lawned garden, mirroring the same well-kept and established style found to the rear. The substantial front garden allows the home to sit attractively back from the road, enhancing both kerb appeal and privacy.

The property also benefits from an alarm system and security cameras.

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: Fibre - 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

Our Ref: JGA/18052026

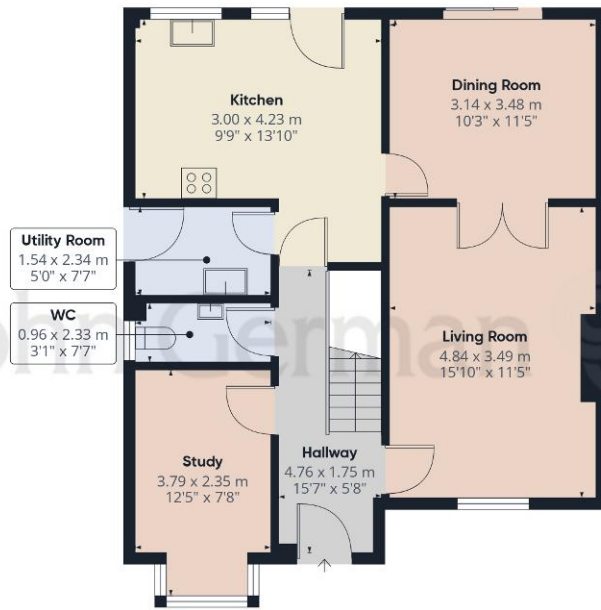


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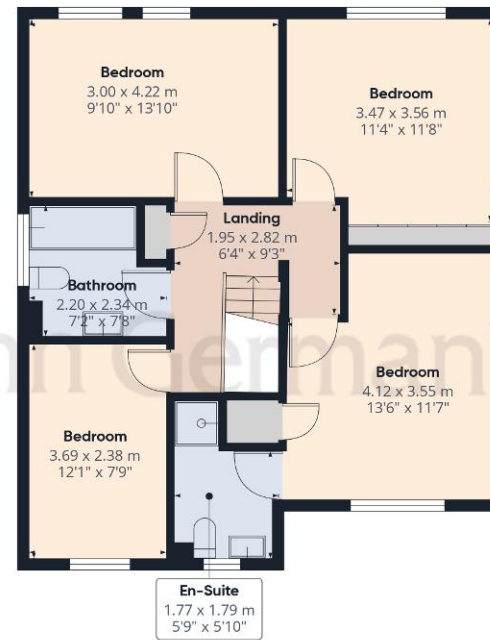


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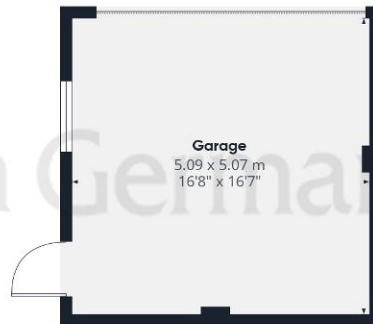




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

153.9 m²

1657 ft²

(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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Agents' Notes

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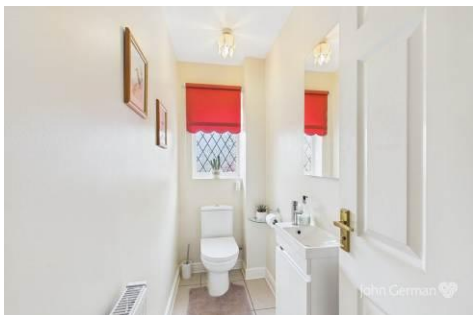
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