



Offers In Excess Of £430,000

4 Bedroom Detached House for sale

88 CHURCH ROAD, STRETTON, BURTON-ON-TRENT





Overview

CHAIN FREE-Four-bedroom detached home finished to a high standard throughout, offering spacious and versatile accommodation including a lounge, sun room, stunning open-plan kitchen/diner/family room with granite worktops, utility room and downstairs W/C. Upstairs features four double bedrooms, two en-suites and a modern family bathroom. Further benefits include an integral garage, multi-vehicle driveway, EV charger, dual-zone heating and an enclosed private garden.



Key Features

- VIRTUAL TOUR AVAILABLE
- BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE
- Immaculate four-bedroom detached family home
- Sought-after residential location
- Four double bedrooms, including two en-suites
- Spacious open-plan kitchen/diner/family room
- Utility room and downstairs W/C
- Attached garage and EV car charging point
- Private enclosed rear garden with paved seating area
- Excellent access to amenities, schools and the A38





CHAIN FREE-An outstanding opportunity to acquire this immaculate four-bedroom detached family home, superbly positioned on a desirable road within the ever-popular Stretton area. Finished to an exceptional standard throughout and offering generous, versatile living space, this property is perfectly suited to families and professionals seeking a ready-to-move-into home in a prime residential location.

The property is approached via a spacious multi-vehicle driveway providing ample off-road parking, alongside a neatly presented low-maintenance gravel frontage and access to the generously sized garage, complete with a remote-controlled electric door.

Upon entering, a welcoming entrance porch leads into a bright and spacious hallway. The ground floor boasts an impressive layout including a large, comfortable lounge with doors opening into a snug sun room, creating an ideal space to relax while enjoying views over the garden. The heart of the home is the extended open-plan kitchen, dining and family room, beautifully designed for modern living and entertaining. Finished with granite worktops, integrated appliances including oven, hob, dishwasher and fridge, resin sink, floor-level heating within the kitchen plinths and dual rear doors opening out to the garden, this space effortlessly blends style and practicality. Additional ground floor features include a functional utility room with plumbing for appliances, a downstairs W/C, and excellent storage including a large under-stairs cupboard.



To the first floor, there are four well-proportioned double bedrooms, two of which benefit from their own private ensuite shower rooms. The main bedroom also features fitted storage, while the remaining bedrooms are served by a modern family bathroom with shower over bath. TV points are fitted in all bedrooms and family areas, providing entertainment for the whole family throughout.

The property further benefits from double glazing, dual-zone heating controls allowing independent heating to each floor, a full house alarm system, and an

app-operated EV car charging point.

Externally, the quality of the internal accommodation flows seamlessly outside. The enclosed rear garden offers a peaceful and private setting, ideal for hosting and family enjoyment, featuring a brick-paved seating area and a generous lawn. Gated side access leads back to the front of the property, while direct access to the garage adds further practicality.

Stretton is a vibrant village, offering an array of amenities and excellent schooling options. Its convenient location provides easy access to the A38, connecting to the A50 and East Midlands Airport. Additionally, Burton's town centre, with its wider range of facilities and a rail station, is within close proximity.

Presented to an immaculate standard and ready to move straight into, viewing is highly recommended to fully appreciate the space, quality and lifestyle this superb home has to offer.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private gravelled driveway & single garage

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: connected to mains drainage.

Heating: Gas central heating.

Conservation Area: No.

Tree Preservation: No.

Broadband: 1600 (For confirmation of speed and availability, please refer to

Ofcom's broadband checker.)

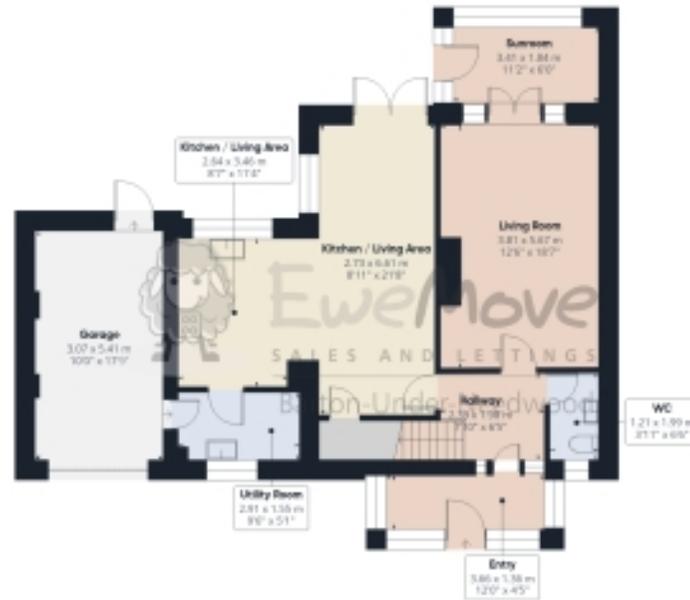
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: c.

Council Tax rating: E.

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Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
 153.5 m²
 1653 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.

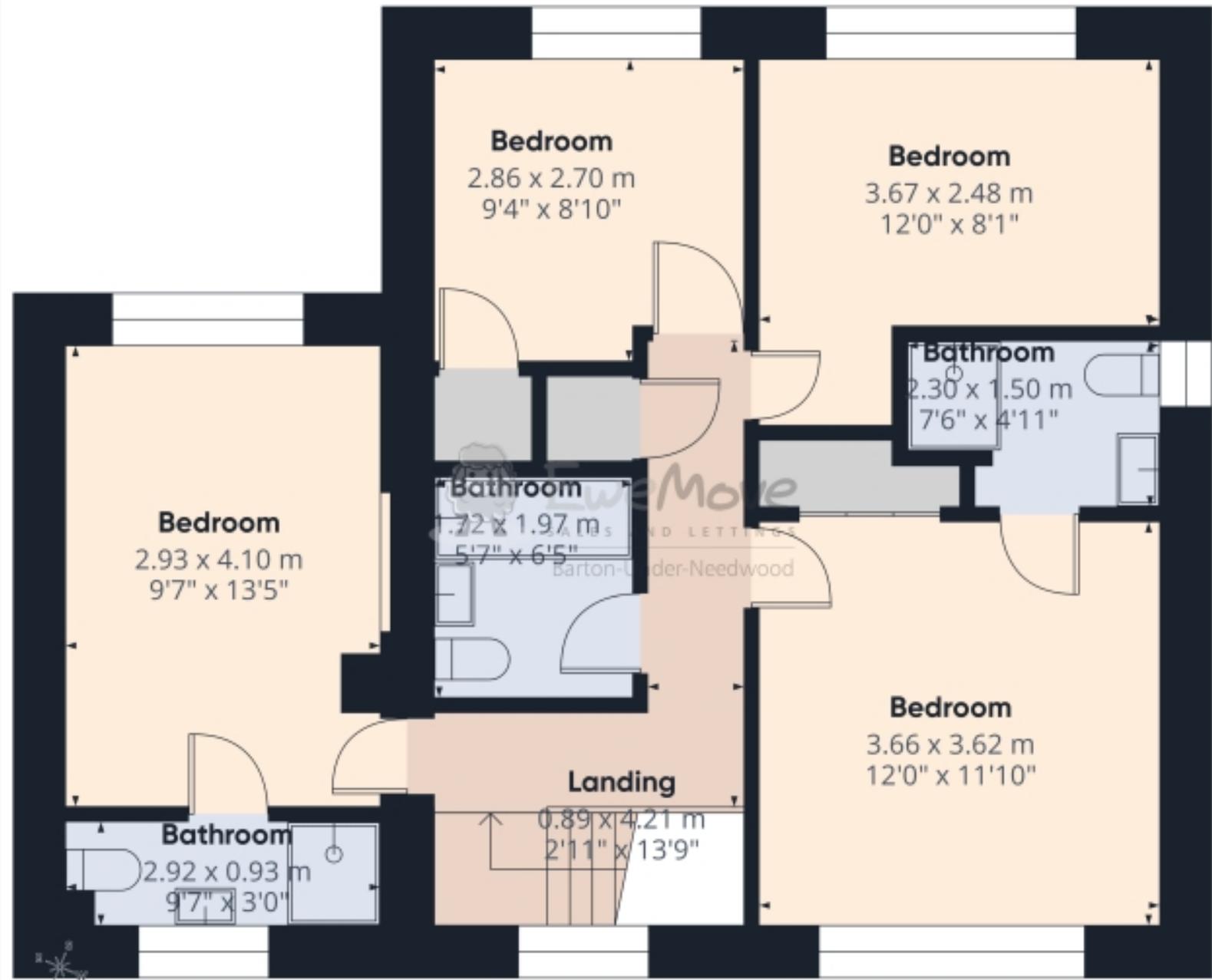
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Floorplans



Floorplans



Approximate total area*
59.6 m²
642 ft²

(*) 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 1

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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