







Situated in the sought-after village of Stretton, this well-presented three-bedroom semi-detached home offers a blend of space, comfort, and convenience. The property features a generous driveway and garage, with part of the garage thoughtfully converted into a utility space. Inside, two well-proportioned reception rooms provide versatile living areas, while three spacious bedrooms are complemented by a well-presented family bathroom. A bright conservatory enhances the living space, leading to an enclosed rear garden ideal for relaxation. Positioned close to local amenities and excellent transport links, this home is perfect for families and professionals alike.





## Accommodation

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Leading through a composite front entrance door, the property opens into a welcoming entrance hallway, featuring a central heating radiator, stairs rising to the first floor, and doors leading off to the various ground floor rooms. To the left, a door provides access to the WC cloakroom, which is fitted with a wash hand basin, a low-level WC, and a double-glazed window with opaque glass to the front elevation.

To the right, the spacious living room benefits from a double-glazed window to the front elevation and a central heating radiator, creating a bright and comfortable space. An open archway seamlessly connects the living room to the dining area, which offers ample space for a dining table and features a central heating radiator. From here, double-glazed sliding doors lead into the conservatory, while a further glazed door provides access to the kitchen.

The kitchen is fitted with a range of matching wall and base units, complete with a roll-edge laminate preparation work surface, a four-ring gas hob with an electric oven below, and space for a washing machine and an under-counter fridge. A one-and-a-half-bowl sink with a mixer tap and drainer sits beneath a partially tiled splash back, and a central heating radiator adds warmth to the space. A door from the kitchen leads directly into the conservatory, which enjoys double-glazed windows to the rear and side elevations, along with a double-glazed door opening onto the garden.



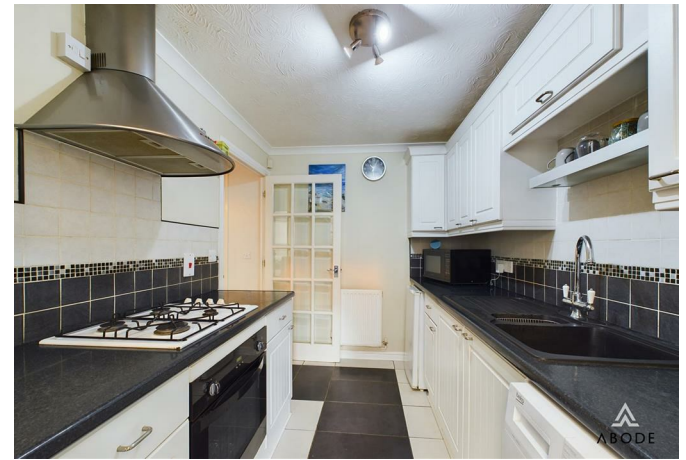
A further door from the conservatory provides access to the utility area, offering additional space for white goods. Beyond this, another door leads into the garage area, which has been partially converted for practical use. If preferred, the partition wall could be removed to reinstate a full-length garage, offering flexibility to suit individual needs.

### First Floor

Ascending to the first floor, the landing provides access to the loft via a hatch and features an airing cupboard, a











central heating radiator, and a double-glazed window to the side elevation. From here, doors lead to three well-proportioned bedrooms and the family bathroom.

The family bathroom is fitted with a three-piece suite, comprising a wash hand basin, a low-level WC, and a bathtub with an electric shower over. The space is complemented by partially tiled walls, a central heating radiator, and a double-glazed window with opaque glass to the rear elevation.



The second bedroom is a spacious double, benefiting from a central heating radiator and a double-glazed window overlooking the rear garden. The master bedroom, positioned at the front of the property, features a built-in wardrobe, a central heating radiator, and a double-glazed window to the front elevation. The third bedroom, also located at the front, includes a built-in storage cupboard, a central heating radiator, and a double-glazed window.

#### Outside

The front elevation of the property features a driveway providing off-road parking, leading to the garage for additional storage or vehicle space. A neatly maintained fore garden frames the approach, with a central pathway guiding visitors to the covered front entrance door.



To the rear, the garden is predominantly laid to lawn, offering a generous outdoor space for relaxation and recreation. A patio area provides the perfect setting for outdoor seating and entertaining, while a raised decked area enhances the versatility of the space. The entire garden is enclosed by timber fencing, ensuring privacy and security.













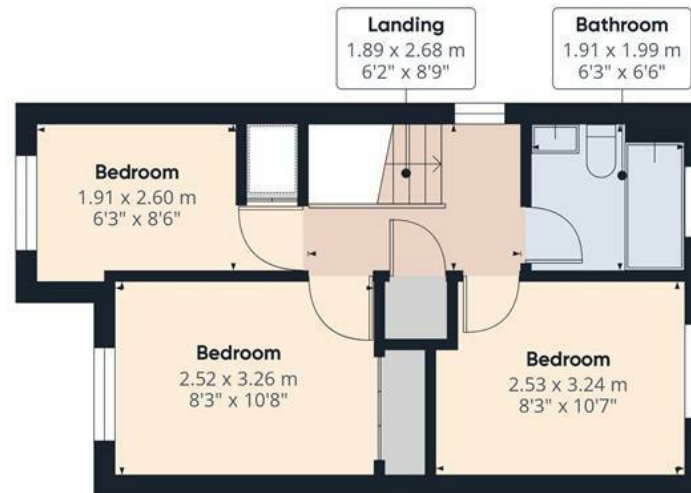








Floor 0



Floor 1

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

91.11 m<sup>2</sup>

980.68 ft<sup>2</sup>

**Reduced headroom**

0.89 m<sup>2</sup>

9.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

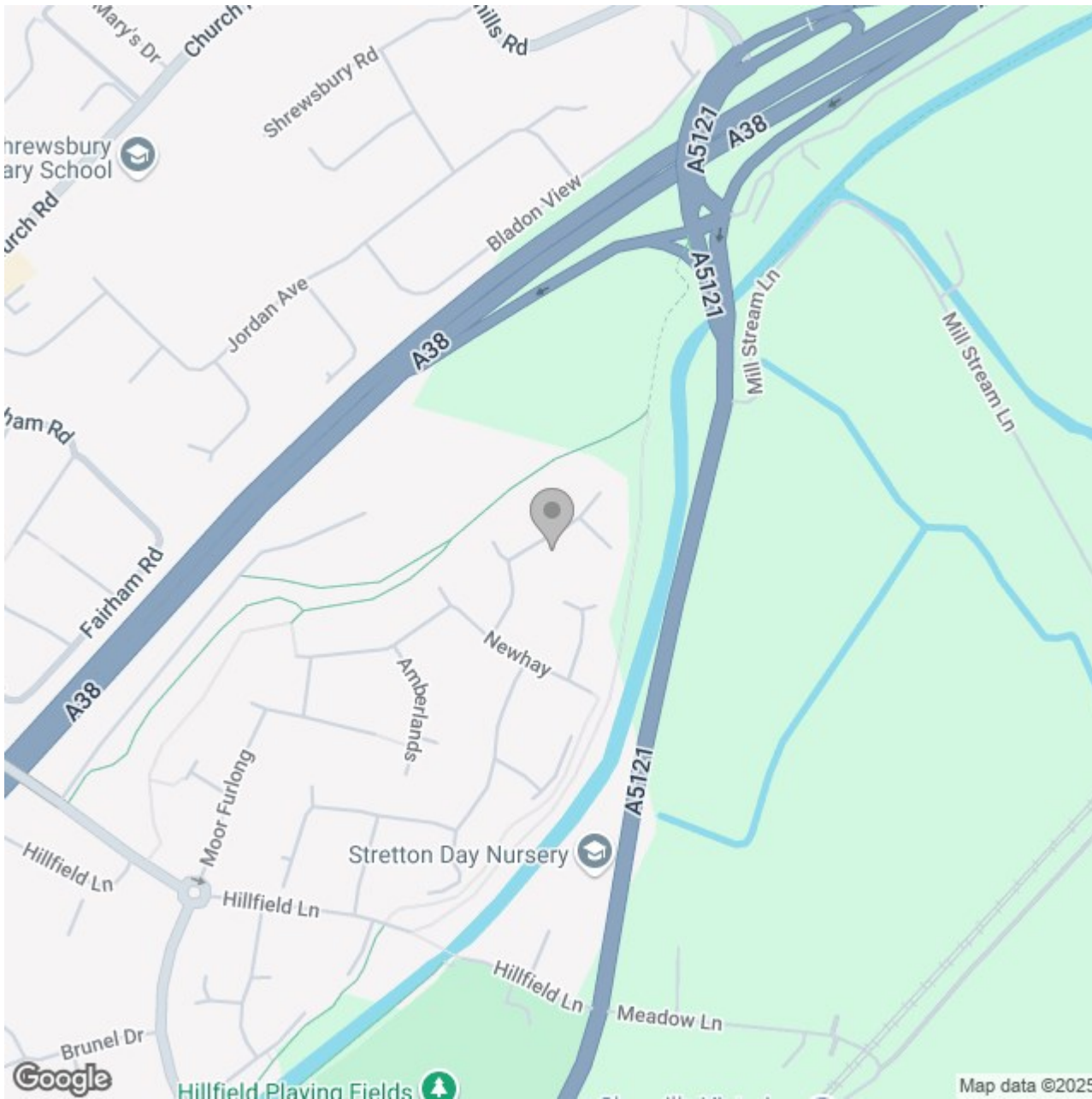
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	