







**\*\*NO UPWARDS CHAIN\*\*** A beautifully presented five-bedroom detached home in the sought-after village of Stretton, offering excellent access to local amenities and transport links. This spacious property boasts three reception rooms, a well-appointed kitchen, and a utility room, along with a separate annexe featuring its own living area and kitchen. The accommodation includes two en-suite bedrooms, a family bathroom, and ample parking with a detached double garage. With its versatile layout and generous living space, this property is an ideal family home. Viewing is highly recommended by appointment only.





## Accommodation

The ground floor accommodation is accessed via a UPVC front entrance door, leading into a welcoming entrance hallway. The hallway features stairs rising to the first floor, an under stairs storage cupboard, a central heating radiator, and a double-glazed window to the front elevation. Doors provide access to the living room and kitchen diner.

The living room, positioned to the left, benefits from a double-glazed window to the front elevation, a central heating radiator, and an open-plan flow leading into the kitchen diner. The kitchen diner is well-appointed with a selection of matching wall and base units, a straight-edge preparation work surface, a one-and-a-half bowl stainless steel sink with a mixer tap and drainer, and space for a cooker with an extractor hood above. Additional features include tiled splash backs, a built-in fridge freezer, a double-glazed window to the rear elevation, and double-glazed French doors opening out onto the garden. A central heating radiator is also present, along with doors providing access to the utility room and the annex living room.

The utility room is fitted with a selection of matching wall and base units, offering ample storage. It includes space for a washing machine, tiled flooring, a central heating radiator, and a one-and-a-half bowl stainless steel sink with a mixer tap and drainer. A door leads out onto the garden, while another provides access to the WC cloaks. The WC cloaks is fitted with a wash hand basin with a mixer tap, a low-level WC, tiled splash backs, and a double-glazed window to the rear elevation with opaque



glass.

The dining room, accessed from the utility room, features a double-glazed window to the front elevation, a central heating radiator and ample space for a dining table set.

The annexe living room enjoys a double-glazed window to the rear elevation, a double-glazed door leading out onto the garden, a central heating radiator, and stairs rising to the first-floor annexe bedroom. A door leads through to the annexe kitchen area.











The annexe kitchen area is fitted with a selection of matching wall and base units, a straight-edge preparation work surface, a one-and-a-half bowl stainless steel sink with a mixer tap and drainer, an induction hob with a splash backs, two electric ovens, under-counter drawer units, a double-glazed window to the front elevation, tiled splash backs, a central heating radiator, and built-in storage.

Stairs lead up to the annexe bedroom, which benefits from a central heating radiator, a double-glazed window to the front elevation, and a further double-glazed window to the rear elevation. A door provides access to the en-suite shower room, which is fitted with a three-piece suite comprising a low-level WC, a wash hand basin with a mixer tap set within a vanity unit, a central heating radiator, and a shower cubicle with a glass shower screen, a double shower tray, and a wall-mounted shower with a hand-held attachment.

#### First Floor

The first-floor landing is accessed via a staircase rising from the entrance hallway and provides access to the second, fourth, and fifth bedrooms, as well as the family bathroom and master suite.

The second bedroom features a double-glazed window to the front elevation, a central heating radiator, and a built-in storage facility. The fourth bedroom benefits from a double-glazed window and a central heating radiator. The fifth bedroom, positioned at the rear, includes a double-glazed window to the rear elevation and a central heating radiator.

The family bathroom is fitted with a four-piece suite

comprising a corner bath with a mixer tap and spa function, a low-level WC, a wash hand basin with a mixer tap, and a shower cubicle with glass doors and an electric shower. Additional features include a heated ladder towel rail, partially tiled walls, tiled flooring, and a double-glazed window to the rear elevation with opaque glass.

The master bedroom is a well-proportioned space, featuring a central heating radiator, a double-glazed window to the front elevation, and built-in storage. A door leads to the en-suite bathroom, which is fitted with a low-level WC, a wash hand basin with a mixer tap, a bath with a mixer tap, partially tiled walls, a central heating radiator, and a double-glazed window to the front elevation.

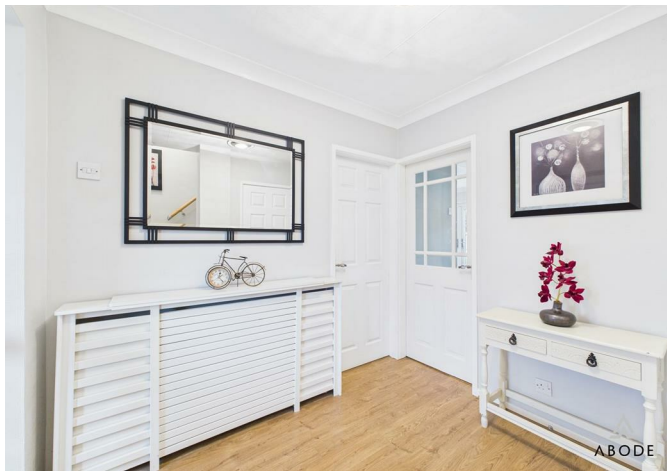
#### Outside

The front elevation of the property features an attractive fore garden with a central pathway leading to the front entrance door, complemented by a variety of mature trees, shrubs, and hedgerow. To the side, there is a detached double garage accompanied by a driveway, providing ample off-street parking. A gated access leads through to the rear garden.

The rear garden is predominantly laid to lawn and enclosed by timber fencing, offering privacy and a generous outdoor space. A raised decked area extends from the rear of the detached garage, providing an additional seating or entertaining space. Adjacent to the rear of the property, a well-positioned patio area creates an ideal setting for outdoor dining and relaxation.







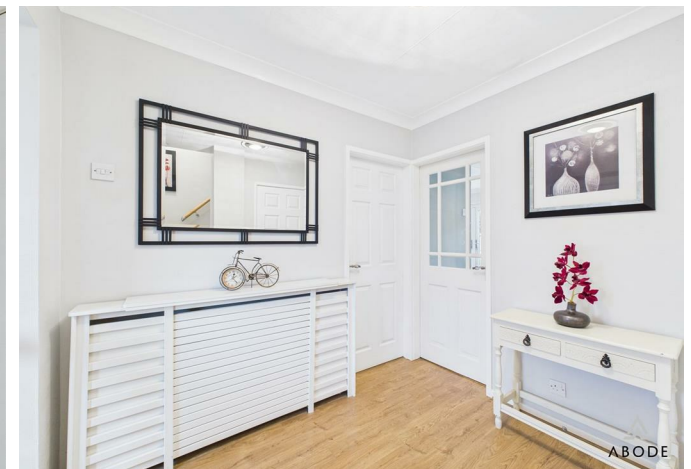
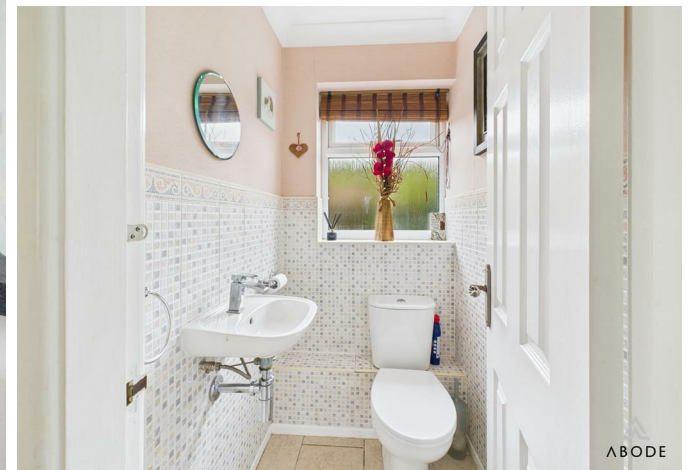
















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

193.45 m<sup>2</sup>

2082.28 ft<sup>2</sup>

Reduced headroom

1.09 m<sup>2</sup>

11.79 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.

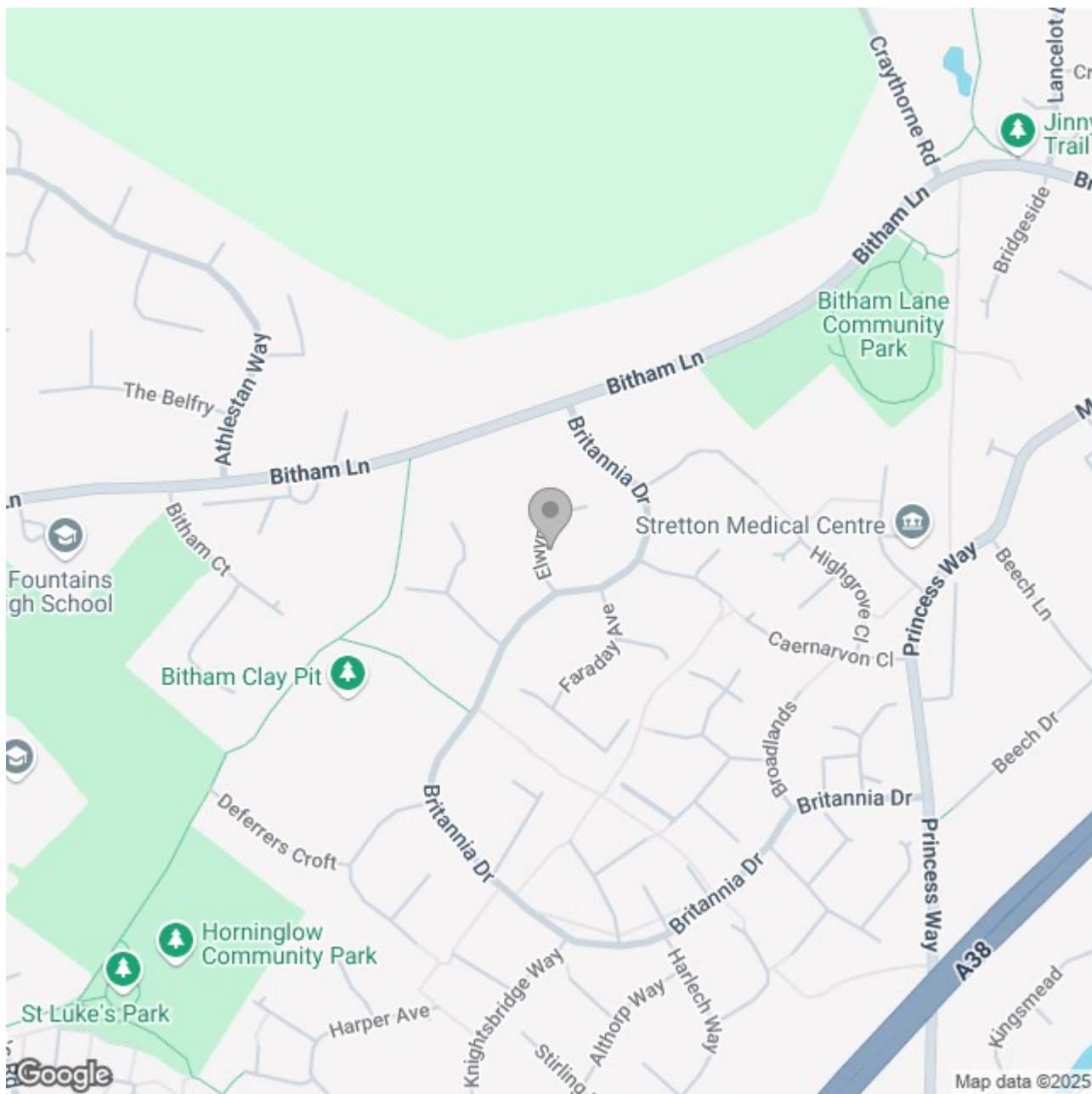
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### 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>	70	78
(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		

**England & Wales**

EU Directive  
2002/91/EC