





A well-presented and spacious three-bedroom semi-detached family home located in the popular area of Stretton. Offering generous accommodation throughout, this property features a large open-plan living room, a modern kitchen with dining area, ground floor bathroom, and three well-proportioned bedrooms to the first floor. Outside, the property benefits from a landscaped rear garden and a gravelled front driveway providing ample off-street parking. Ideal for families or first-time buyers alike.



## Accommodation

### Ground Floor

The property is accessed via a front entrance door leading into a central hallway with stairs rising to the first floor and access to the ground floor bathroom. The bathroom includes a modern three-piece suite with a panelled bath and shower over, wash hand basin with vanity unit, and low-level WC.

To the right, the spacious dual-aspect living room stretches the full depth of the property, featuring a large front-facing bay window, laminate flooring, and a central fireplace with a tiled surround—offering ample room for lounge furniture and a dedicated work-from-home space.

To the rear, a stylish fitted kitchen includes matching wall and base units, integrated oven and hob with extractor hood, tiled splash backs, and ample work surface. An archway leads through to the dining area, which provides space for a table and chairs and benefits from French doors opening onto the rear patio. A side window and space for white goods, including a washing machine and dryer, complete this practical kitchen/dining arrangement.

### First Floor

Upstairs, the landing gives access to three generous bedrooms. The main bedroom is a full-width double with front-facing windows and space for wardrobes and bedroom furniture. The second bedroom is also a double with a rear-facing window overlooking the garden. The third bedroom is currently configured as a gaming room with desks and bunks, making it ideal for children or flexible enough to serve as a



study or guest room.

### Outside

The front elevation features a low-maintenance gravelled garden with ornamental planting and a driveway providing off-street parking. To the rear, the private and enclosed garden has been thoughtfully landscaped with a combination of lawn, patio seating area, raised sleeper beds with decorative gravel, and an outdoor storage shed—ideal for entertaining and family use.







### Location

Situated in the well-regarded area of Stretton, the property enjoys easy access to local shops, schools, and amenities, while being within a short drive of Burton-on-Trent town centre and major road links including the A38. The area is popular with families due to its blend of suburban convenience and community atmosphere.



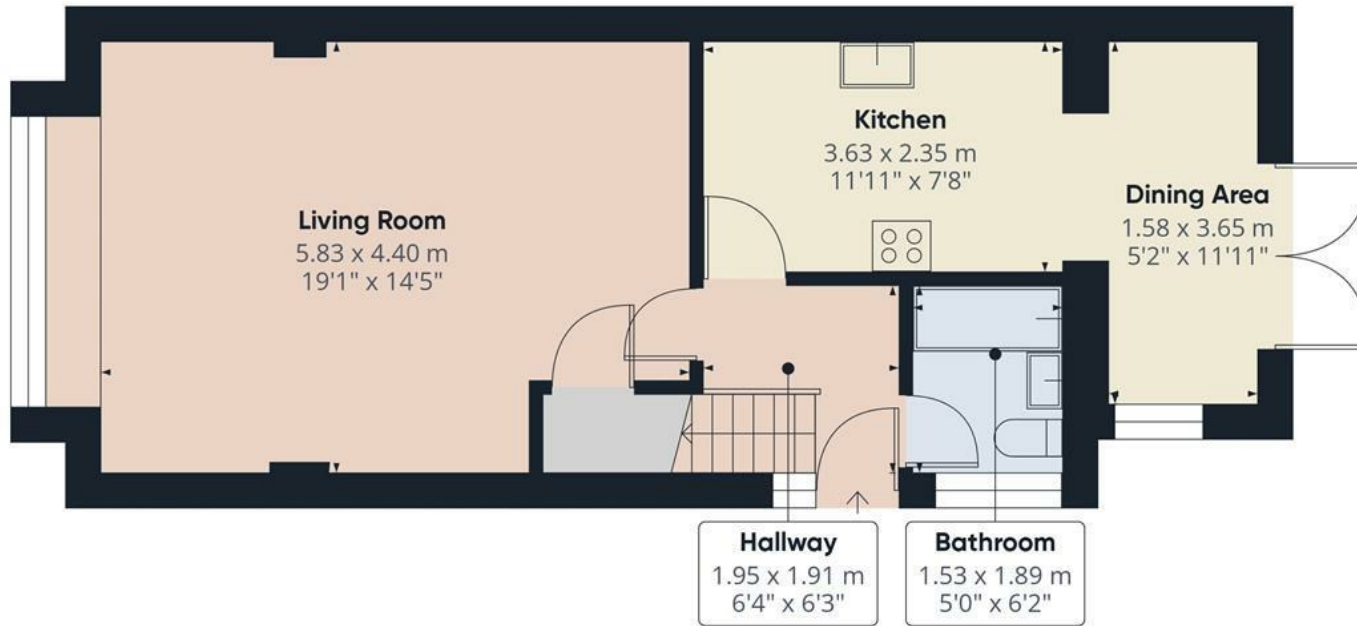




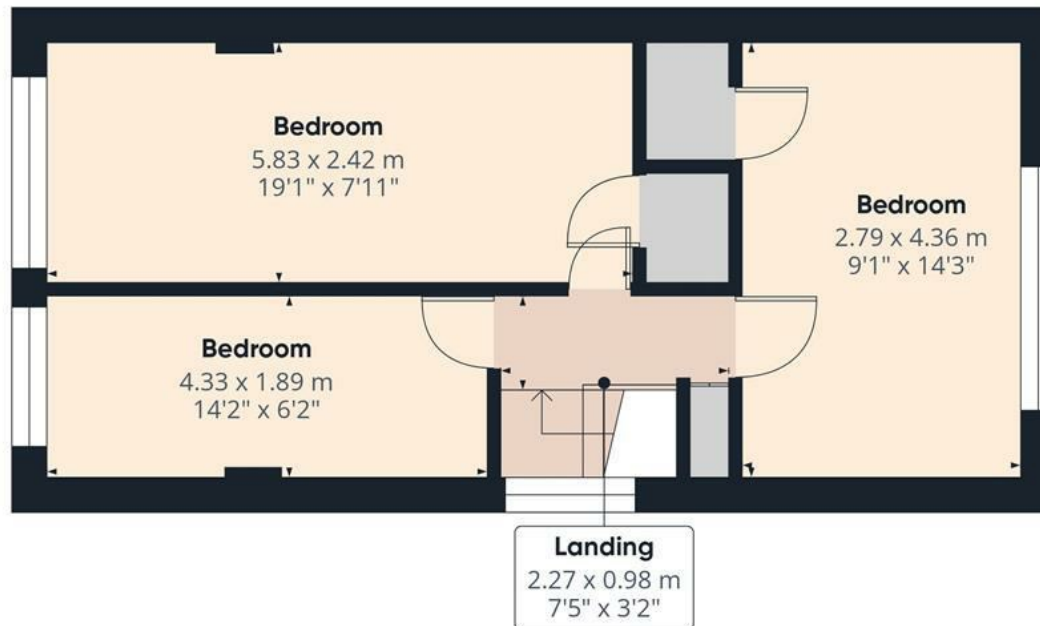








Floor 0



Floor 1

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

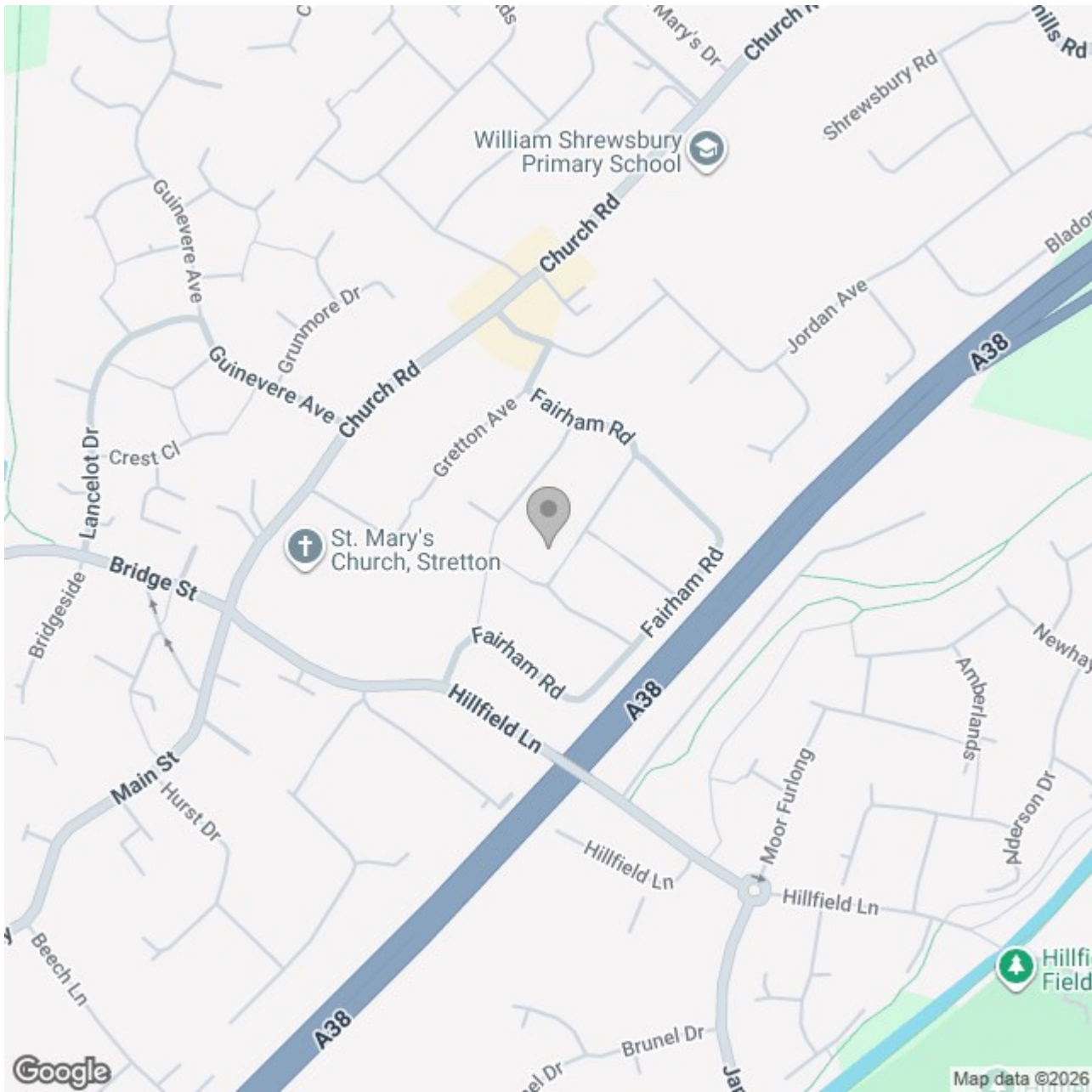
88.4 m<sup>2</sup>  
953 ft<sup>2</sup>

(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.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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	