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SALES & LETTINGS

Britannia Drive, Stretton, DEI3 0EW

Asking Price £325,000

https://www.abodemidlands.co.uk

Situated in the sought-after village of Stretton, this well-proportioned detached bungalow offers comfortable, single-storey living with the added benefit of an in-and-out driveway, a generous size garage, and a mature rear garden with patio seating. The accommodation includes a generous living room, a separate snug/dining room, fitted kitchen, two bedrooms, a main bathroom and a separate WC, making it a practical layout with plenty of scope to personalise.

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Accommodation
Ground Floor

The accommodation is entered via a welcoming hallway which leads through to the principal reception space. The living room is a bright, well-sized room featuring a wide bay window to the front aspect and a feature fireplace as a focal point, offering ample space for a range of seating. From here, an opening leads through to the snug/dining room, providing a flexible second reception room ideal for formal dining, a reading room or home office set-up, and enjoying pleasant views over the garden.

The kitchen is fitted with a selection of matching wall and base units with complementary work surfaces and tiled splash backs, along with a built-in double oven, gas hob with extractor over, sink unit positioned beneath the window, and space for further appliances. A door provides access out to the garden, making this a convenient space for day-to-day living.

An inner hallway leads to the bedroom accommodation and bathroom facilities. The main bedroom is a generous double room with fitted wardrobes, whilst bedroom two is also a comfortable double, ideal for guests or family. The separate WC is positioned off the hallway, and the main bathroom is fitted with a suite including a shower enclosure, corner bath, wash-hand basin and WC, with tiled walls and an obscured window for natural light.

Outside

To the front, the property is set behind a substantial in-and-out driveway, providing excellent off-street parking and access to the integral garage, with well-established planted borders adding kerb appeal.

To the rear, the garden featuring a shaped lawn, a variety of mature shrubs and planting, and a paved patio area which is ideal for outdoor seating and entertaining. A timber summerhouse/shed provides useful storage and

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further flexibility, and the garden enjoys a good degree of privacy from surrounding greenery.

Location

Stretton is a popular village location, well placed for everyday amenities and excellent connectivity. Burton upon Trent is within easy reach for a wider range of shops, supermarkets and leisure facilities, whilst road links via the A38 provide convenient onward travel towards Derby and surrounding centres. The area is also well served by local schooling and offers access to pleasant walks and green spaces, making it a great option for those seeking village living with commuter-friendly links.

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Approximate total area(1)

109.7 m²

1180 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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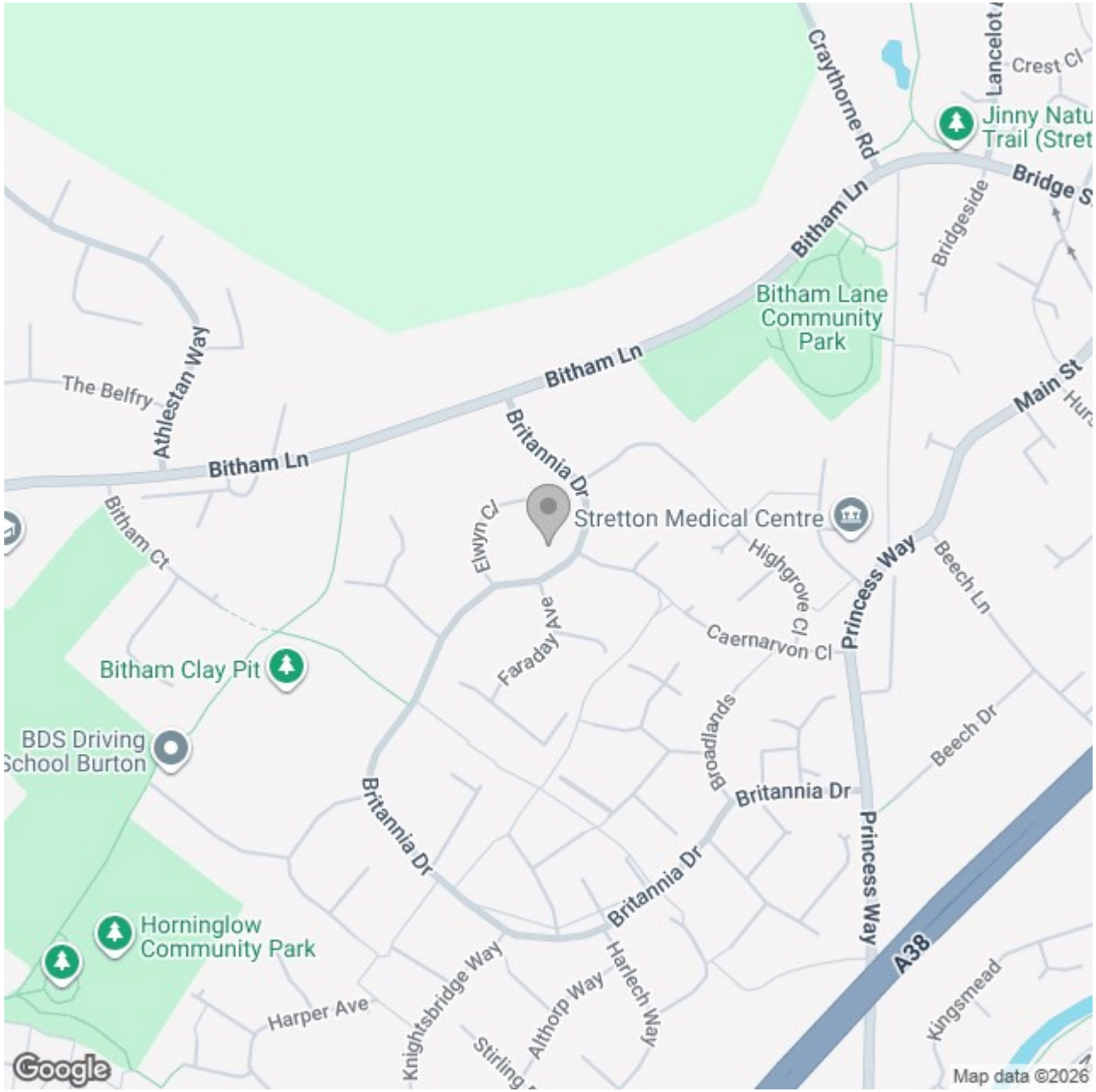

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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