





A beautifully presented four-bedroom detached family home, situated in a popular residential location within Stretton. Offering generous and versatile living accommodation across two floors, this property benefits from multiple reception rooms, a modern fitted kitchen, an en-suite to the master bedroom, and a landscaped rear garden designed for low maintenance. To the front is a substantial driveway providing ample off-street parking. This is a well-maintained home ideal for growing families seeking space, practicality and a convenient village setting.



Accommodation

Ground Floor

The accommodation begins with a welcoming entrance hallway, which provides access to the principal reception rooms, guest WC and staircase rising to the first floor.

To the right-hand side is a spacious living room, enhanced by a bay window to the front elevation allowing for plenty of natural light. This room provides ample space for a full suite of lounge furniture and is centred around a contemporary feature fireplace with media wall above, creating a comfortable focal point for family living.

Double doors lead through to the dining room, positioned to the rear of the property and overlooking the garden. This room comfortably accommodates a family dining table and chairs and enjoys a pleasant outlook, making it ideal for entertaining.

The kitchen is fitted with a modern range of wall and base units with complementary work surfaces and integrated appliances. There is space for additional freestanding appliances where required, and a rear access door leads directly out to the garden, providing practicality for day-to-day living.

A further reception room sits to the front of the property and offers versatility as a snug, playroom, home office or additional sitting room.

Completing the ground floor is a convenient guest

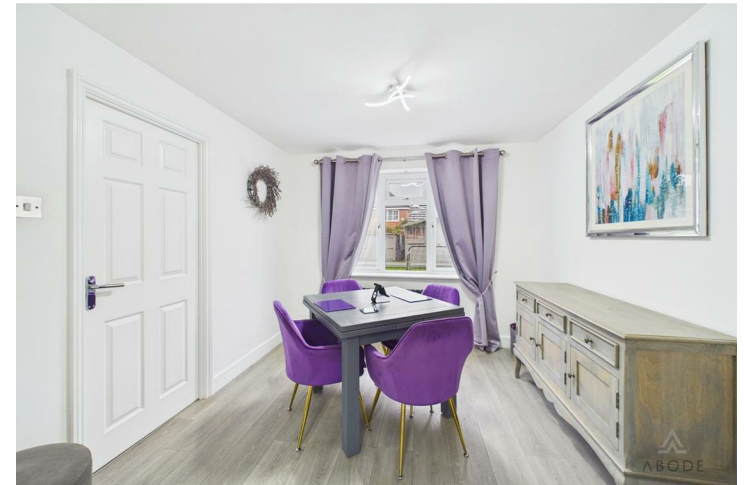


WC and Utility cupboard.

First Floor

The first-floor landing provides access to four bedrooms and the family bathroom.

The master bedroom is a particularly generous double room, benefitting from fitted wardrobes and ample space for additional furniture. A door leads through to a modern en-suite shower room comprising a shower enclosure,







wash hand basin and low-level WC.

Bedroom two is another well-proportioned double room overlooking the front garden.

Bedroom three is located to the rear elevation looking over the garden.

Bedroom four provides further flexibility and could serve as a nursery, dressing room or home office.

The family bathroom is fitted with a contemporary suite comprising a bath with shower over, wash hand basin and low-level WC, finished with modern tiling.

Outside

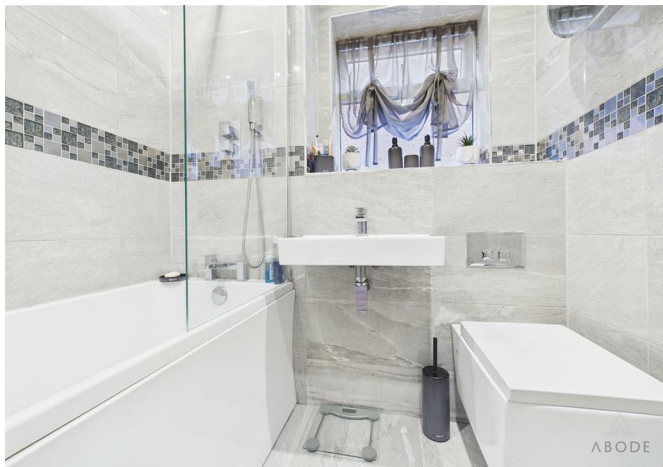
To the front of the property is a large driveway providing generous off-street parking for multiple vehicles.

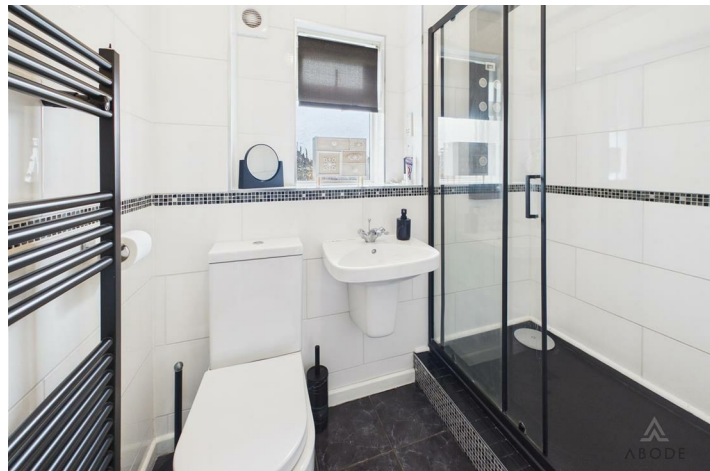
The rear garden has been landscaped for ease of maintenance and features a resin-style patio area, artificial lawn and well-stocked borders. The garden is fully enclosed by timber fencing, making it suitable for children and pets. To the rear boundary are substantial timber outbuildings, offering excellent storage or potential workshop space.

Location

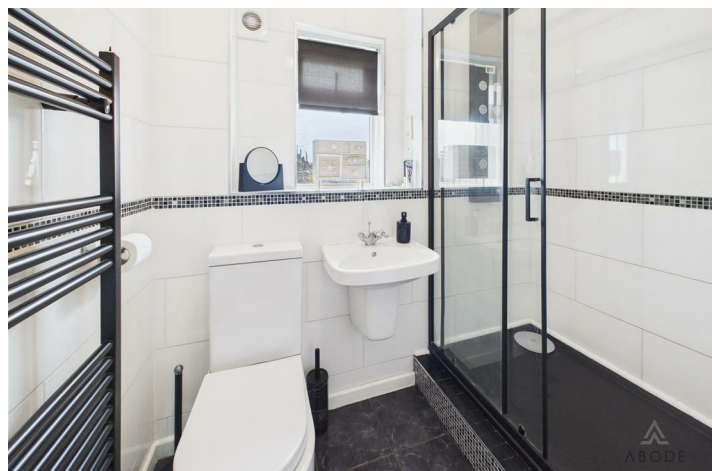
Stretton is a popular village offering a wide range of amenities including shops, supermarkets, public houses and schooling for various ages. The property benefits from excellent transport links with easy access to the A38 and A50, providing convenient routes to Derby, Birmingham and beyond. Burton upon Trent town centre

is also within close proximity, offering further amenities, leisure facilities and a train station with direct links to larger cities.













Floor 0

Approximate total area⁽¹⁾

101.1 m²
1090 ft²



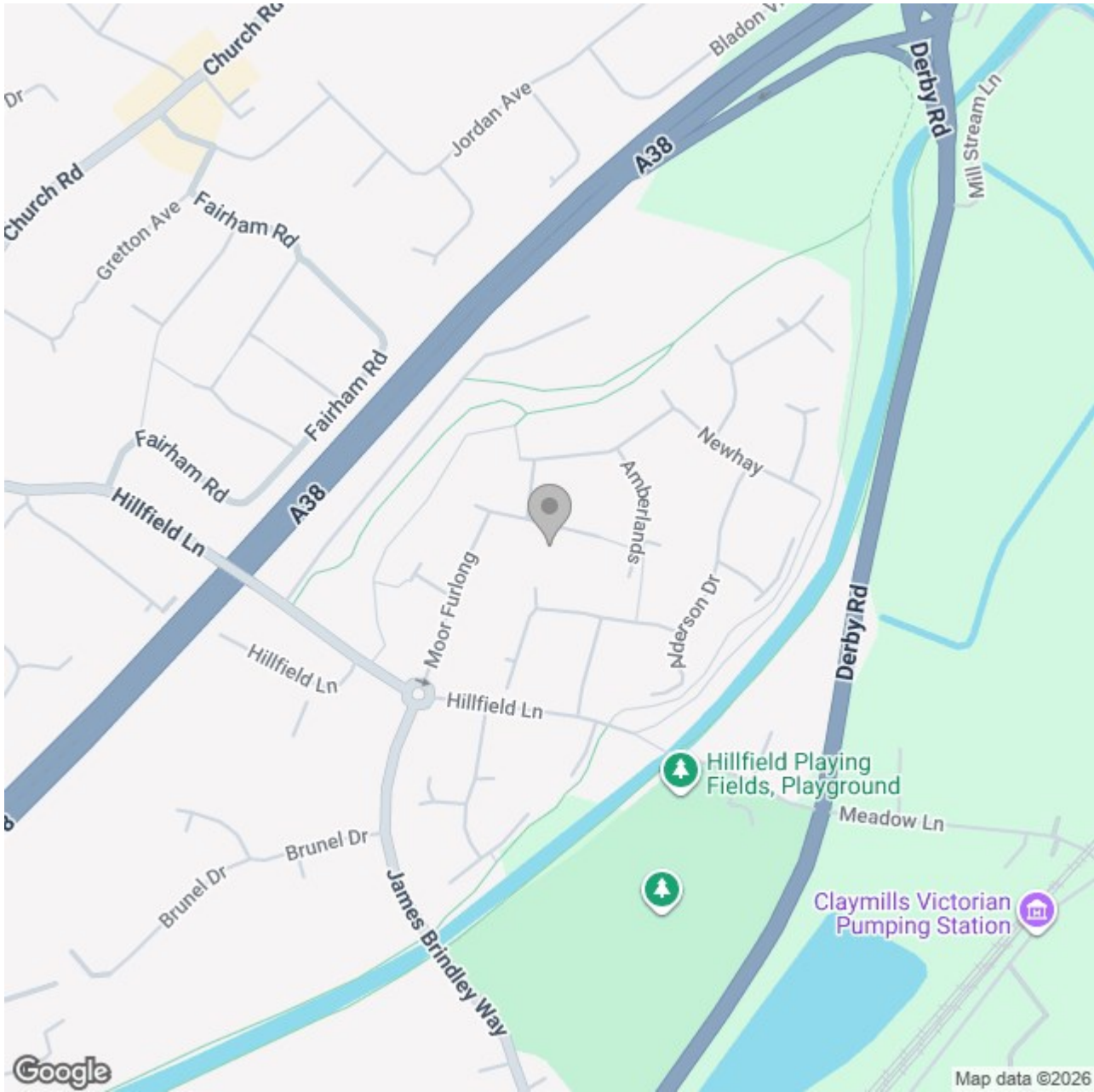
Floor 1

(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.

GIRAFFE 360





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 	