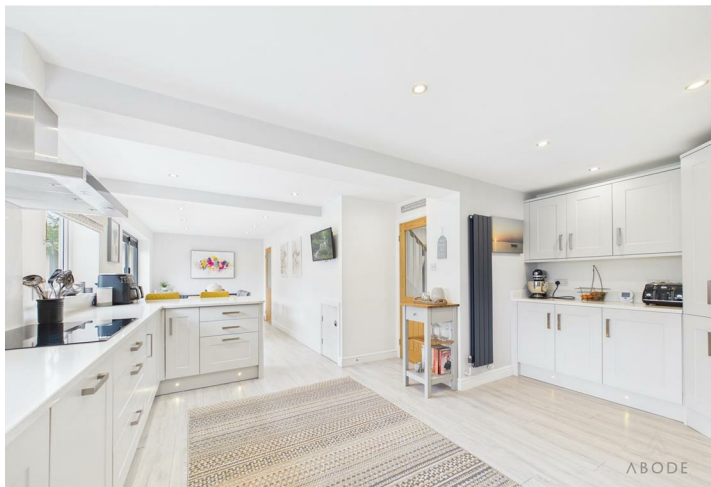






A well-presented four-bedroom detached home positioned within a quiet residential setting in Stretton, offering spacious and versatile accommodation ideal for modern family living. The property features a generous open-plan kitchen diner with bi-fold doors opening onto the rear garden, a separate living room, a front-facing office/snug, utility room and WC. To the first floor are four well-proportioned bedrooms, including a master with en-suite, alongside a modern family bathroom. Externally, the property benefits from a landscaped rear garden with patio and decking areas, a detached garden room, integral garage, and a driveway providing ample off-street parking.



Accommodation

Ground Floor

The property is entered via a welcoming entrance hallway, providing access to all principal ground floor accommodation and stairs rising to the first floor.

To the front elevation, there is a well-proportioned living room featuring a bay window and a central fireplace, creating a comfortable and defined living space separate from the main hub of the home.

Also positioned to the front is a versatile office/snug, ideal for those working from home or as an additional reception room.

To the rear of the property is the standout open-plan kitchen diner, extending across the full width of the house. The kitchen is fitted with a range of matching wall and base units, integrated appliances, and a central island with breakfast bar seating. There is ample space for a dining table, and bi-fold doors open directly onto the rear garden, allowing for a seamless indoor-outdoor connection.

Leading off the kitchen is a useful utility room with additional storage, appliance space, and external access, alongside a separate ground floor WC.

The integral garage is accessible and currently utilised as a gym and storage space, offering further flexibility depending on a buyer's needs.

First Floor

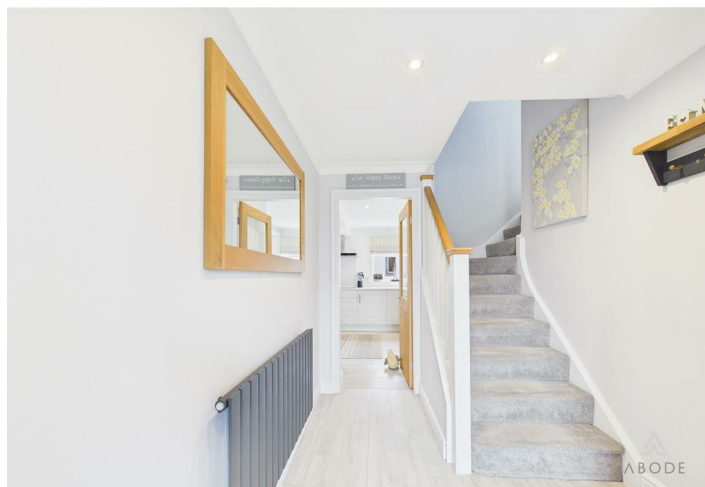


The first-floor landing provides access to four bedrooms and the family bathroom.

The master bedroom is a spacious double room with fitted wardrobes and the benefit of an en-suite shower room, finished with contemporary tiling and fittings.

Bedroom two is another generous double room with space for freestanding furniture, while bedroom three is a well-sized single room, ideal as a single bedroom or home office.







Bedroom four offers further versatility and is currently used as a bedroom, suitable for a range of uses.

The family bathroom is well-appointed with a modern suite, including a bath with shower over, wash hand basin, and WC, complemented by tiled walls and a heated towel rail.

Outside

To the front, the property is set back behind a block-paved driveway providing off-street parking and access to the integral garage, alongside a lawned front garden.

The rear garden has been landscaped to offer a balance of lawn and seating areas, including a paved patio and a raised decking area ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, providing a good degree of privacy.

A key feature of the garden is the detached garden room, offering a highly versatile space that could be used as a home office, gym, or additional entertaining area.

Location

Situated in Stretton, the property benefits from a well-regarded residential setting with convenient access to a range of local amenities, including shops, schools, and transport links. Burton-on-Trent town centre is within easy reach, along with nearby road networks providing access to Derby, Lichfield, and the A38. The area also offers a selection of green spaces and countryside walks, making it a popular choice for families and commuters alike.











Floor 0



Floor 1



Approximate total area^m

131.7 m²

1416 ft²

Reduced headroom

0.1 m²

1 ft²

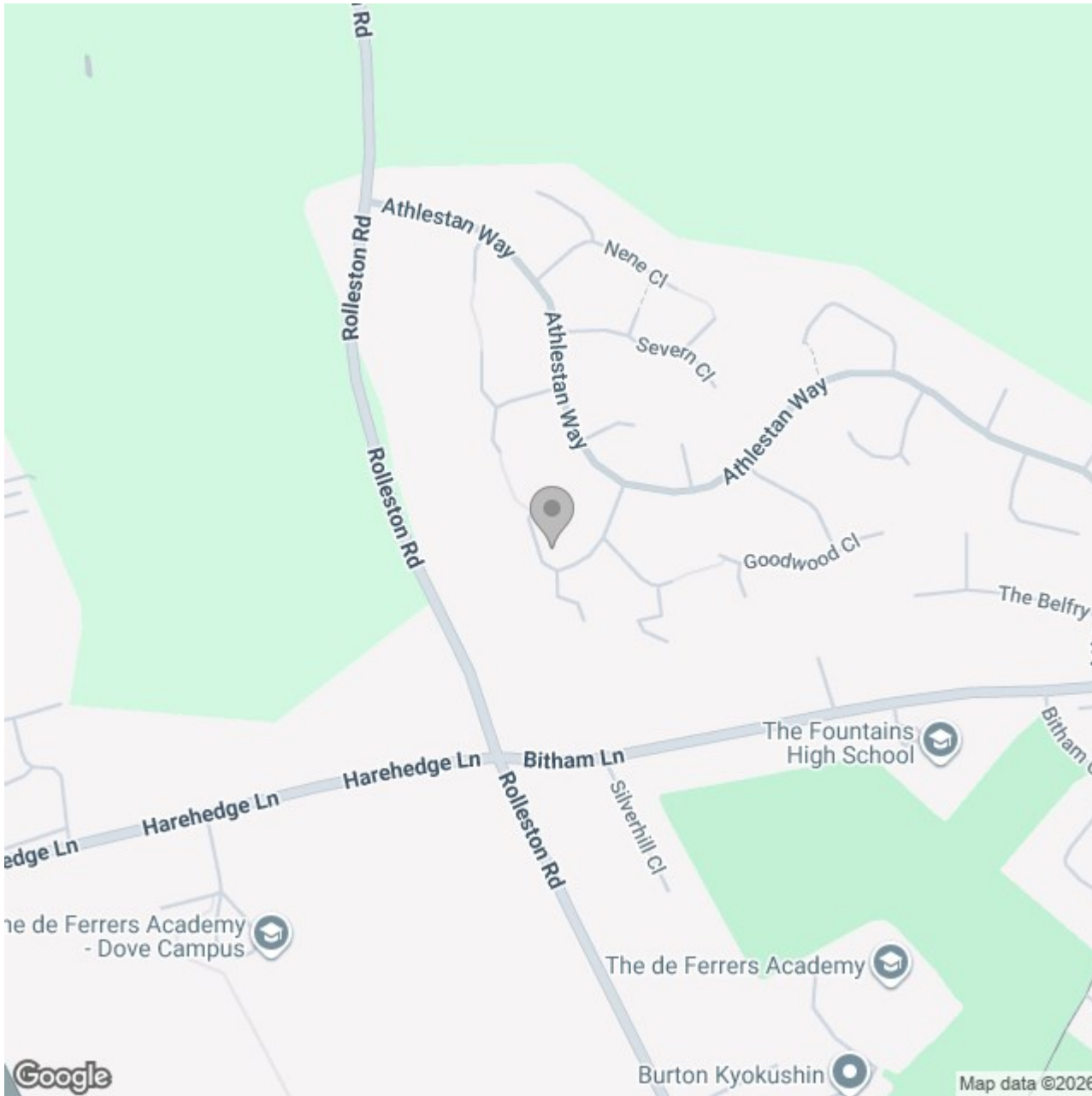
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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) 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	