





Positioned within the popular location in Stretton, this substantial four-bedroom detached family home offers generous living accommodation, a generous private rear garden, extensive parking and a versatile layout ideal for modern family living. The property benefits from a spacious dual-aspect living and dining room extending over 27ft in length, a fitted kitchen with adjoining utility room, a separate ground floor office/snug, four well-proportioned bedrooms including a master bedroom with en-suite shower room, and a contemporary family bathroom. Externally, the property occupies an impressive plot with a large driveway, integral garage and a beautifully maintained rear garden enjoying a high degree of privacy.



Accommodation

Ground Floor

The accommodation is entered via a composite front entrance door leading into a welcoming entrance hallway with staircase rising to the first floor and doors leading off to the ground floor accommodation. Positioned to the front elevation is a versatile office/snug which could suit a variety of uses including a home office, playroom or additional reception room.

The main living accommodation is particularly impressive, with a large open-plan living and dining room stretching the full depth of the property. This generous space provides ample room for both seating and dining furniture, with a double glazed bay window to the front elevation and sliding patio doors opening onto the rear garden, allowing excellent natural light throughout.

The fitted kitchen offers a range of matching wall and base mounted units with preparation work surfaces over, integrated cooking appliances, tiled splash backs, inset sink and drainer, space for further appliances and a double glazed window overlooking the rear garden. A doorway leads through to the useful utility room which provides further appliance space, storage and side access to the garden. The ground floor is completed by a guest WC.

First Floor

The first floor landing gives access to four bedrooms and the family bathroom. The master bedroom is a spacious double room featuring fitted mirrored wardrobes, a double glazed window to the front elevation and access into the en-suite shower room comprising a three-piece suite including shower cubicle, low-level WC and wash hand basin with vanity storage below.

Bedroom two is another generous double bedroom overlooking the front elevation, whilst bedroom three is a well-proportioned room currently utilised as a home office/hobby room. Bedroom four provides an ideal single bedroom, nursery or study.

The family bathroom has been fitted with a modern four-piece suite including a bath, wash hand basin with vanity storage, low-level WC and heated towel rail, complemented by tiled walls and flooring.

Outside

The front elevation offers an extensive tarmac driveway providing ample parking for numerous vehicles and access to the garage. Side gated access leads through to the rear garden.

The rear garden has been thoughtfully landscaped and is predominantly laid to lawn with a substantial paved patio seating area adjacent to the property, creating an excellent space for outdoor entertaining. The garden is enclosed by timber fencing and also benefits from a useful timber storage shed positioned to the rear boundary.

Location

De Ferrers Croft is situated within the popular village of Stretton, offering a wide range of local amenities including shops, pubs, schooling and excellent transport links. The property is conveniently positioned for access to Burton-on-Trent town centre, the A38 and surrounding commuter routes, whilst also benefiting from nearby countryside walks and recreational facilities.

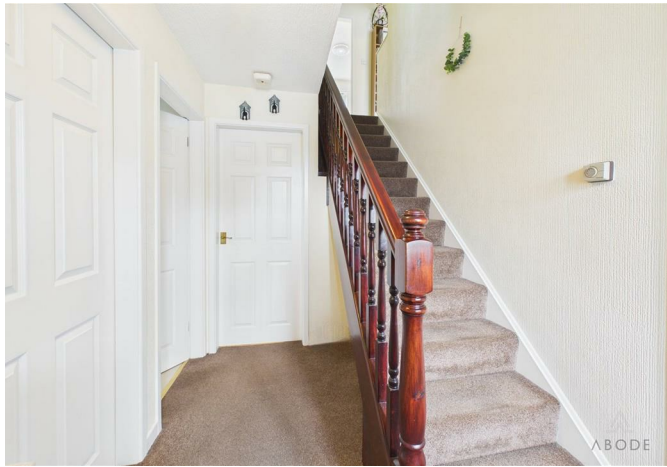
SOLAR PANELS



Abode have been informed by the current owners that the solar panels are owned by the property, they receive free electricity and have a contract with Rainmaker Energy who receive the generation of energy, Rainmaker Energy also maintain the panels. This contract is transferable to the new purchase as there is currently years remaining on the contract (initially a 25 year contract)















Floor 0



Floor 1



Approximate total area⁽¹⁾

127.8 m²

1376 ft²

Reduced headroom

1.2 m²

13 ft²

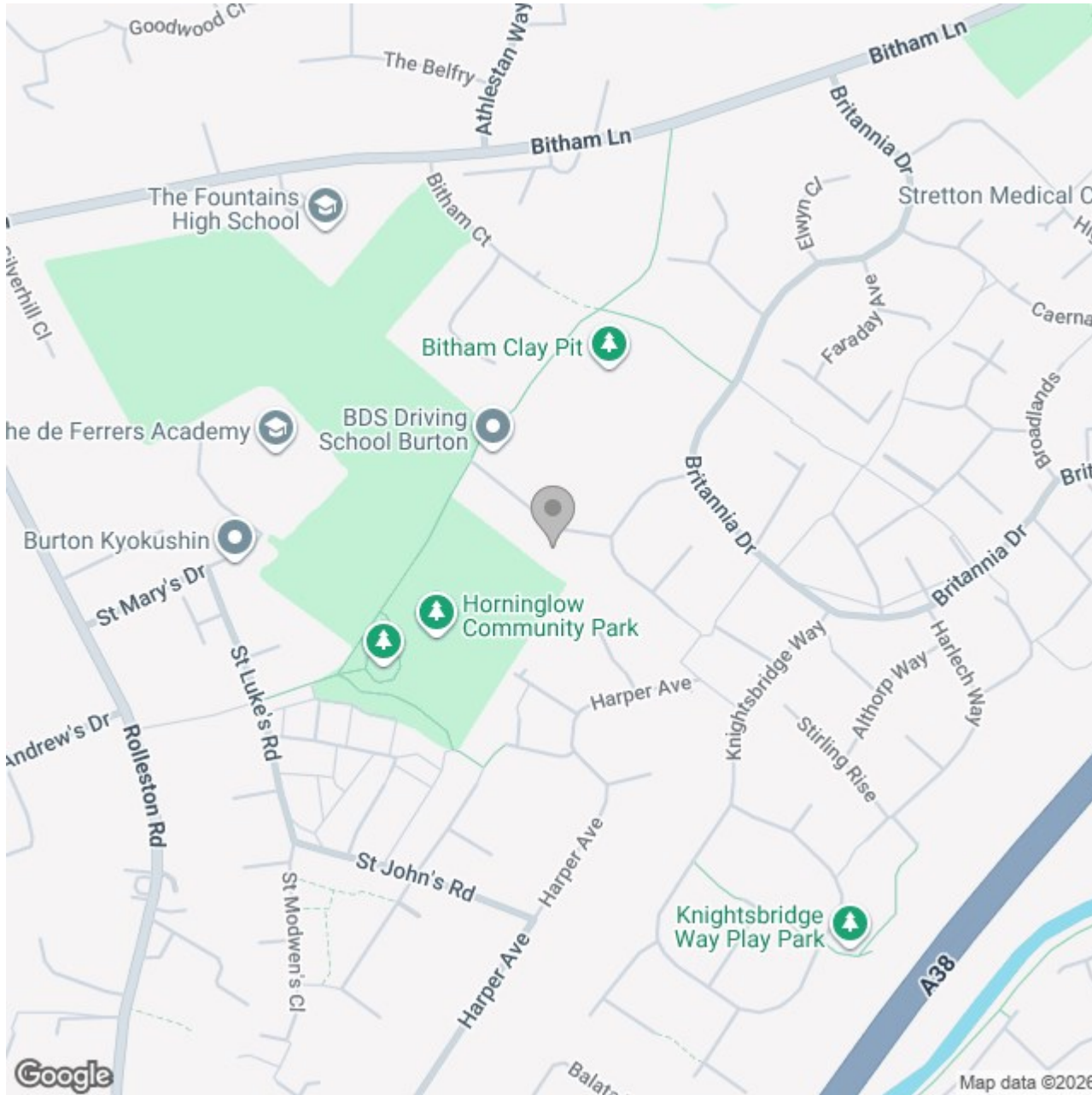
(1) Excluding balconies and terraces

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 	