





This beautifully presented three-bedroom semi-detached home is located in the desirable area of Stretton, Staffordshire. Stylishly finished throughout, the property offers a spacious layout ideal for modern family living. Highlights include a spacious living room with log burner, open-plan dining room with garden views, a modern fitted kitchen, utility/WC room, an en suite to the main bedroom, and a south facing landscaped rear garden with two garden sheds and a sheltered bar area. Viewing is highly recommended to fully appreciate the quality and comfort on offer.



Accommodation

Ground Floor

Upon entry, a welcoming hallway leads to the principal ground floor rooms and stairs rising to the first floor. To the front, the living room features a large picture window flooding the space with natural light, complemented by a wood-effect floor and an attractive dual aspect log-burning stove set in a tiled surround with timber mantel. At the rear, the open-plan dining room provides space for a six-seater table and boasts sliding patio doors leading out onto the garden, making it ideal for entertaining. The modern kitchen is fitted with shaker-style wall and base units with contrasting worktops, a gas hob with extractor above, electric oven, tiled splash back with turquoise tiling, and space for appliances. There is also a breakfast bar and under-stairs storage cupboard. A rear hallway provides access to the garden and leads into the utility/WC, which includes a washing machine point, WC, wash basin, tiled flooring—doubling as a practical laundry room.

First Floor

Upstairs, the landing leads to three well-proportioned bedrooms. The spacious main bedroom overlooks the rear garden and benefits from a modern en suite, comprising a corner shower cubicle with electric shower, heated towel rail, wash hand basin with vanity storage, and a low-level WC. The second double bedroom is front-facing, while the third bedroom is situated at the front and would make a perfect nursery or study. Completing the accommodation is the main family bathroom, which is fitted with a three-piece suite

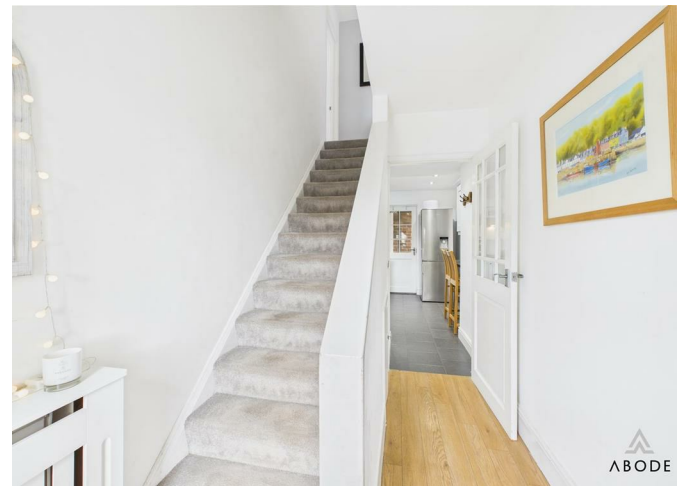


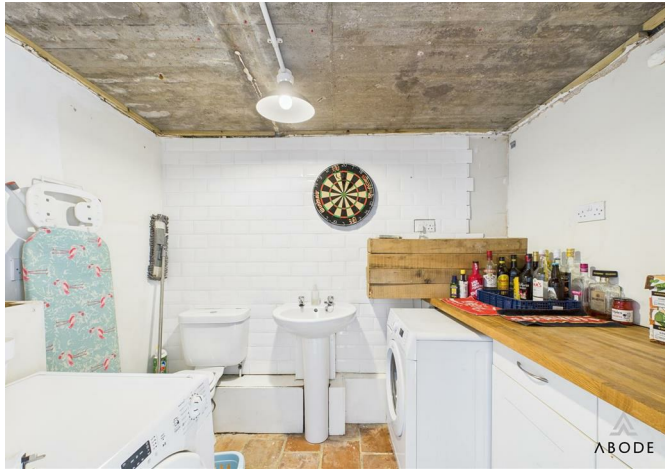
including a panelled bath with mixer shower over, pedestal wash hand basin, low-level WC, and heated towel rail.

Outside

To the rear, the property boasts a delightful south facing landscaped garden with an initial paved patio ideal for outdoor dining, a lawned section with central stepping stone pathway, mature planting and borders, and two useful garden sheds to the far end. A standout feature is the sheltered bar area, ideal for summer entertaining, with built-in counter and covered roof structure. The garden is





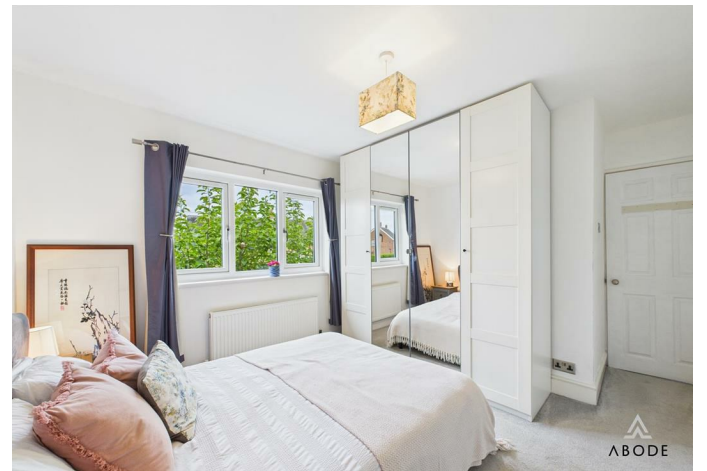
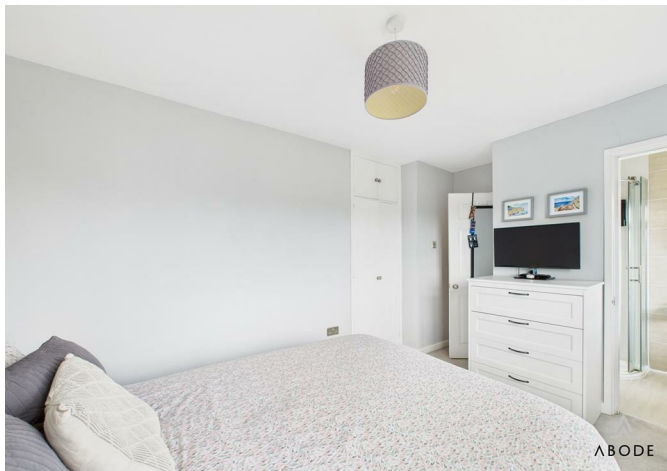


enclosed by fencing and hedging, offering a good level of privacy. The front of the home includes a driveway providing off-street parking for several vehicles.

Location

Located in Stretton, Staffordshire, the property enjoys close proximity to a wide range of local amenities including shops, schools, and recreational spaces. Stretton is well regarded for its community feel and convenient access to Burton-upon-Trent, the A38, and surrounding countryside. Ideal for families and commuters alike, the area strikes a balance between village charm and everyday convenience.



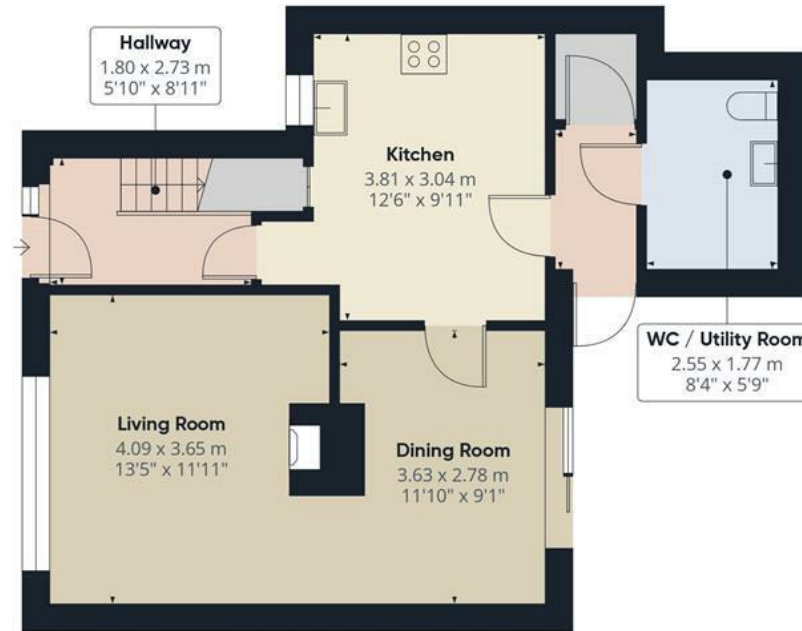




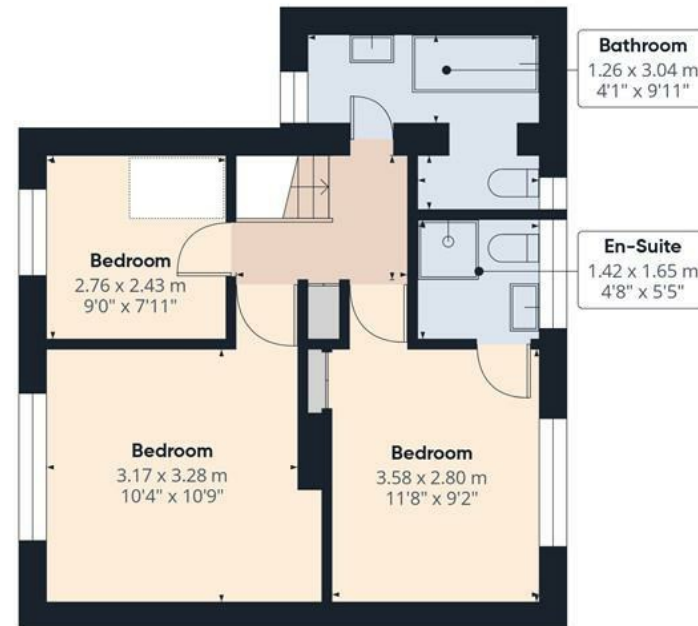


ABODE





Floor 0



Floor 1

Approximate total area⁽¹⁾

89.6 m²

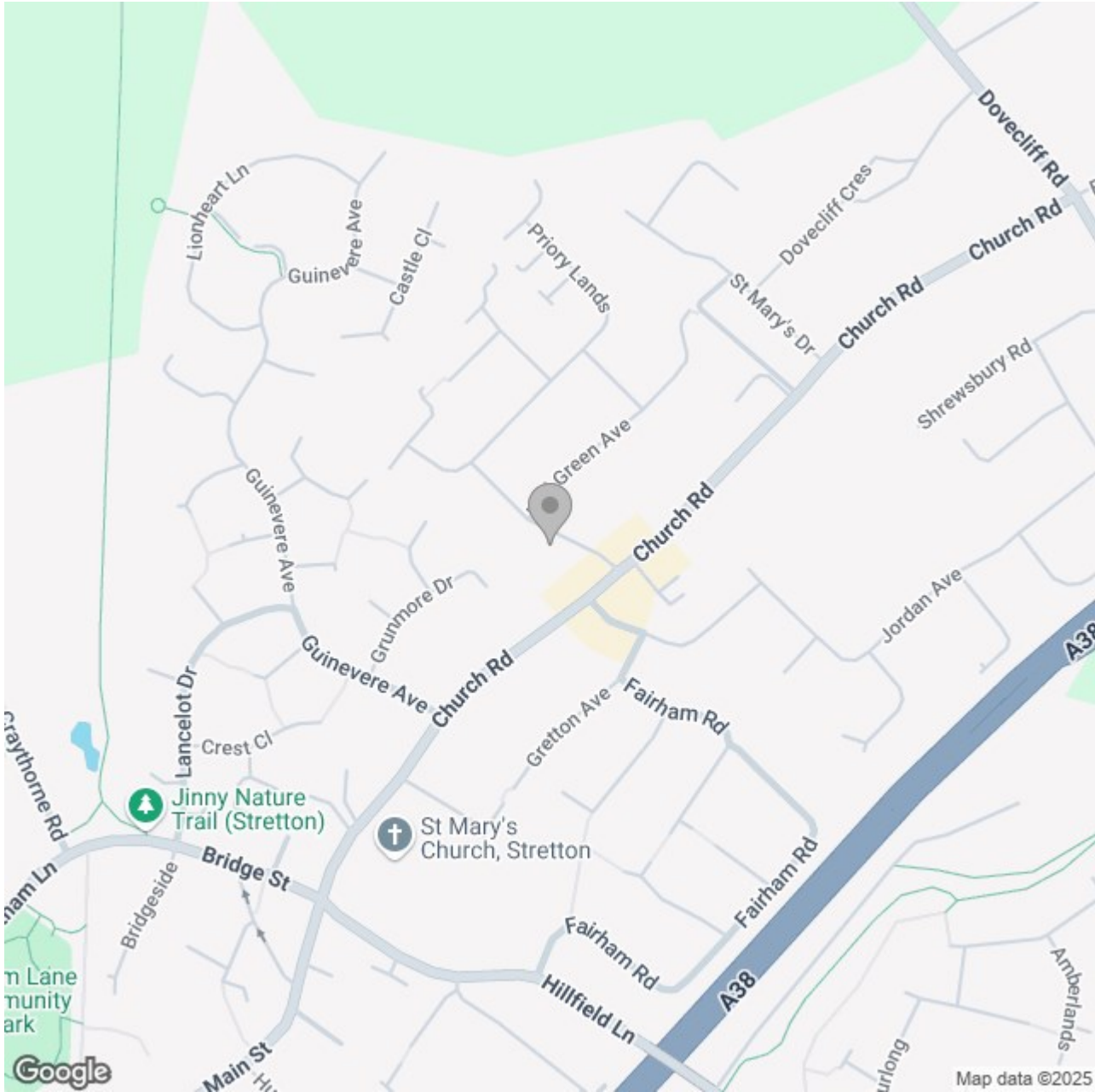
963 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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