





A well-presented four-bedroom detached family home located on a generous corner plot in the sought-after village of Stretton. The property offers a balanced blend of versatile living space and functional layout, with two reception rooms, a kitchen breakfast room, and a downstairs WC. Upstairs are four bedrooms, including a main bedroom with an en-suite, and a family bathroom. The home enjoys gardens to the rear and side, a garage, and off-street parking.



Accommodation

Ground Floor

The accommodation begins with a welcoming entrance hall that leads to the principal ground floor rooms and includes a useful cloakroom WC. To the front is a well-proportioned dining room, ideal for formal meals or a home office. The kitchen breakfast room overlooks the rear garden and is fitted with a range of units, with ample space for casual dining. A door from the kitchen provides access to the side of the property. The spacious lounge is located at the rear, featuring double doors opening out onto the garden, offering an excellent indoor-outdoor flow. Internal access is also provided to the integral garage from the hall.

First Floor

The landing provides access to all four bedrooms and the family bathroom. The main bedroom overlooks the rear garden and benefits from its own en-suite shower room. The second bedroom is a good-sized double, while bedrooms three and four provide further accommodation suitable for children, guests, or home working. A centrally positioned family bathroom serves the remaining bedrooms.

Outside

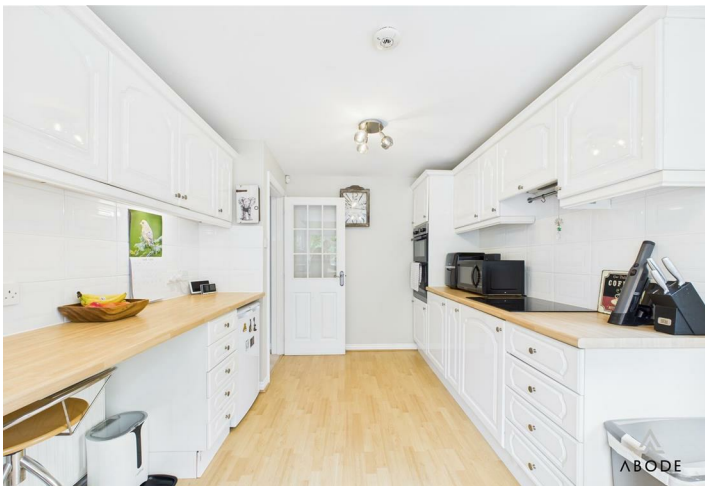
Set on a corner plot, the property benefits from a wraparound garden with a lawn and patio areas ideal for outdoor entertaining. A summerhouse positioned in the garden adds a charming and practical feature. There is also a driveway leading to a single garage, providing both off-street parking and storage.



Location

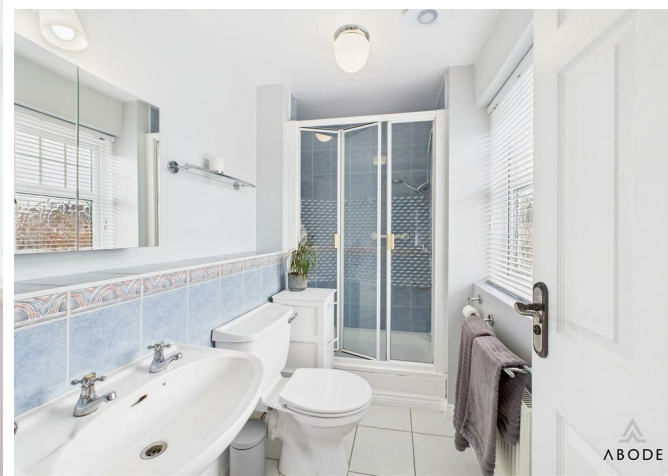
Positioned on the edge of Stretton village, this property enjoys a quiet cul-de-sac setting close to open green spaces and woodland walks. The location offers convenient access to the A38 and is just a short drive from local amenities, including a supermarket, pharmacy, cafes, takeaways, and schools. Stretton is well served by public transport and is ideally placed for families and commuters alike.

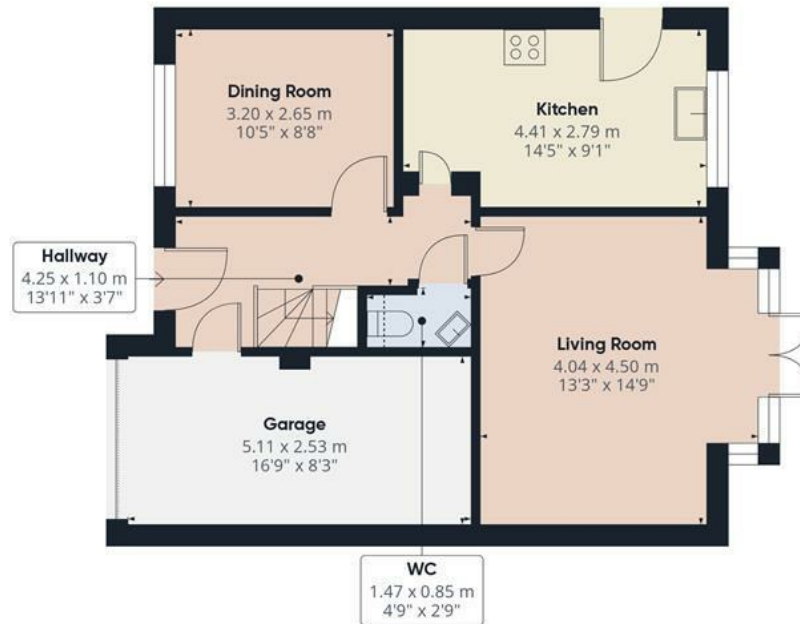




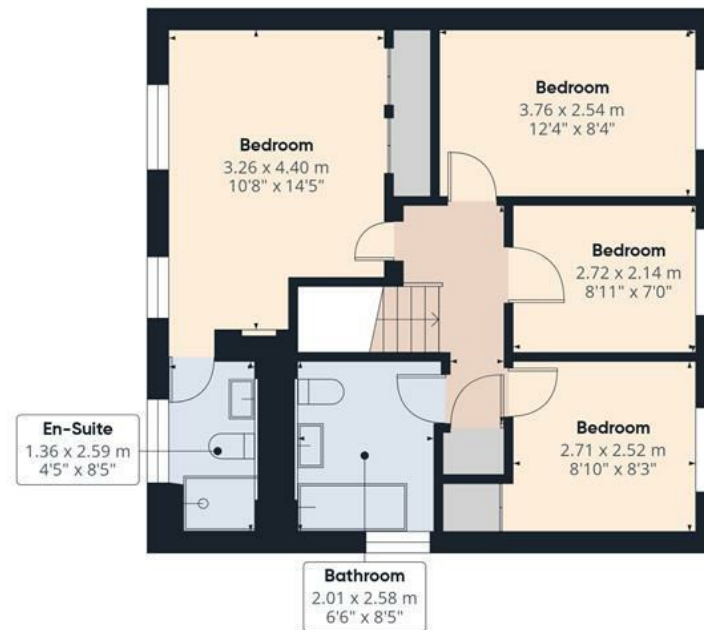








Floor 0



Floor 1

Approximate total area⁽¹⁾

111.4 m²

1198 ft²

Reduced headroom

0.2 m²

2 ft²

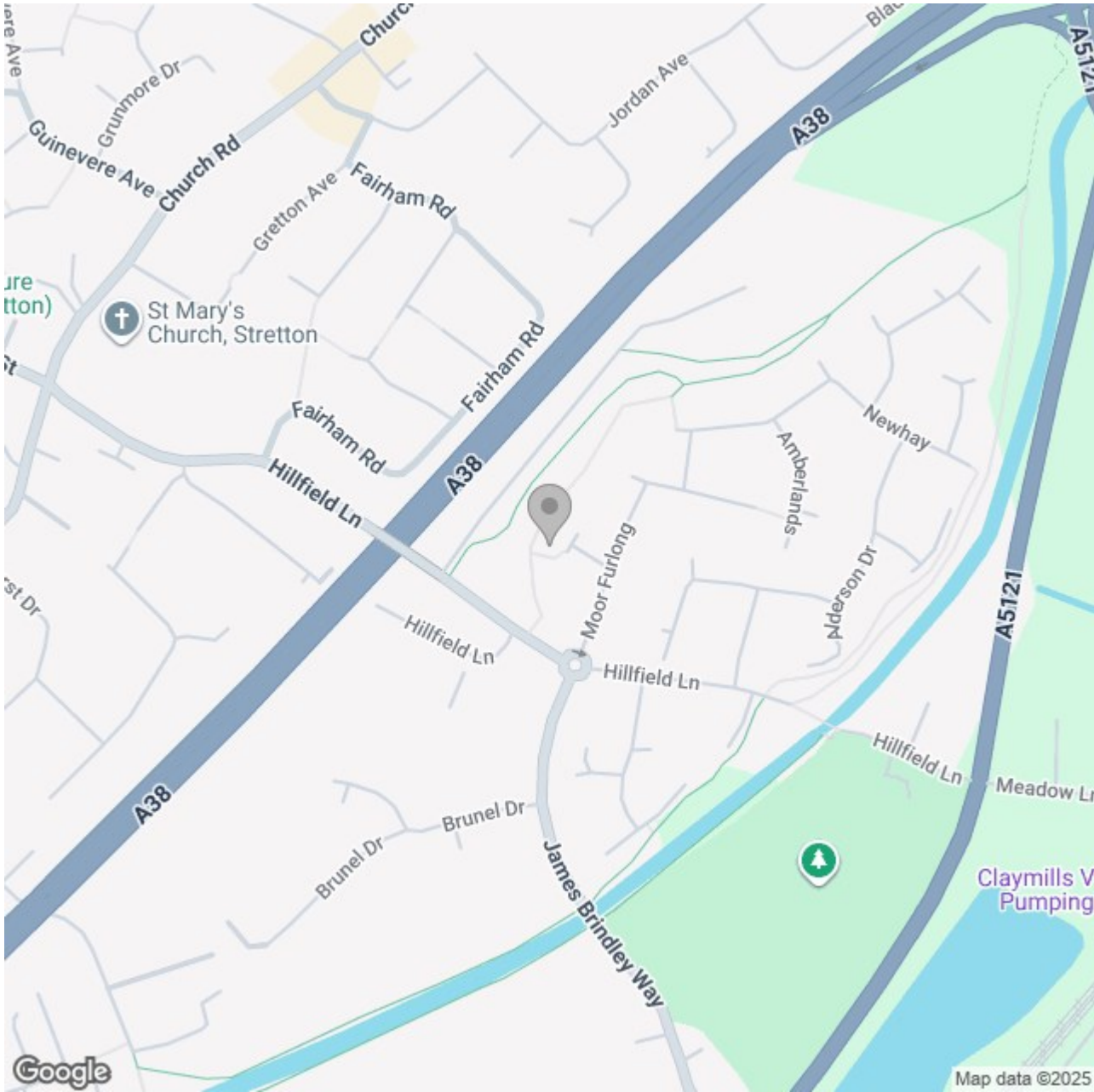
(1) Excluding balconies and terraces

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