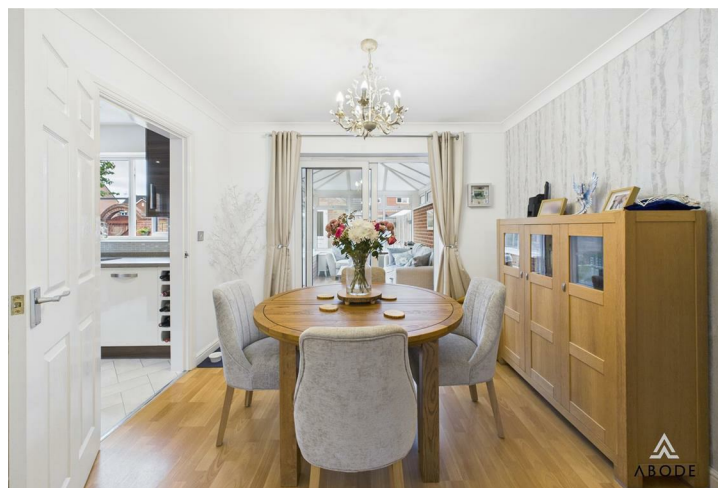








This well-presented three-bedroom detached property is located in the sought-after area of Stretton. The home offers spacious and versatile living accommodation, including a modern kitchen diner, two reception rooms, a conservatory, a family bathroom, and an en-suite to the master bedroom. Outside, there is a landscaped rear garden, a detached garage, and driveway providing off-street parking. Well suited to families, the property combines modern living with a convenient location close to local amenities and transport links.





## Accommodation

### Ground Floor

The property is entered via a welcoming hallway, which provides access to the ground floor rooms and stairs rising to the first floor. Off the hallway is a guest cloakroom fitted with a low-level WC and wash hand basin.

The living room is positioned to the front of the property, featuring a bay window that brings in natural light and a feature fireplace as a focal point. An archway leads through to the dining room, which offers ample space for family dining and direct access to the conservatory. The conservatory provides an additional reception space, enjoying views over the garden and double doors opening out onto the patio.

The modern kitchen diner is fitted with a range of high-gloss wall and base units with contrasting work surfaces, an integrated oven with hob and extractor over, a sink and drainer, and space for further appliances including washing machine and fridge freezer. A breakfast bar provides casual seating, and a rear door leads directly to the garden.

### First Floor

The first-floor landing gives access to three bedrooms and the family bathroom. The master bedroom is a spacious double with fitted wardrobes and its own en-suite shower room, which includes a walk-in shower cubicle, wash hand basin with vanity unit, low-level WC, tiled walls, and heated towel rail.



There are two further bedrooms: a second double bedroom with a window to the rear aspect, and a third well-sized single bedroom that could also be used as a study or nursery. The family bathroom comprises a panelled bath, wash hand basin, low-level WC, and tiled splash backs.

### Outside

To the front, the property has a lawned fore garden with a pathway leading to the front entrance. A driveway









provides off-street parking and leads to a detached garage with up-and-over door.

The rear garden is fully enclosed and landscaped, featuring a shaped lawn, patio seating areas, decorative borders, and mature planting, creating a private and secure space ideal for outdoor living and entertaining. Side access is also available.

#### Location

Situated in the popular residential area of Stretton, the property benefits from excellent local amenities including shops, public houses, and reputable schools. Burton-on-Trent town centre is just a short drive away, offering a wider choice of shopping, leisure, and dining facilities, along with a mainline railway station providing direct links to Birmingham and Derby. The location is also ideal for commuters, with convenient access to the A38 and A50 road networks.





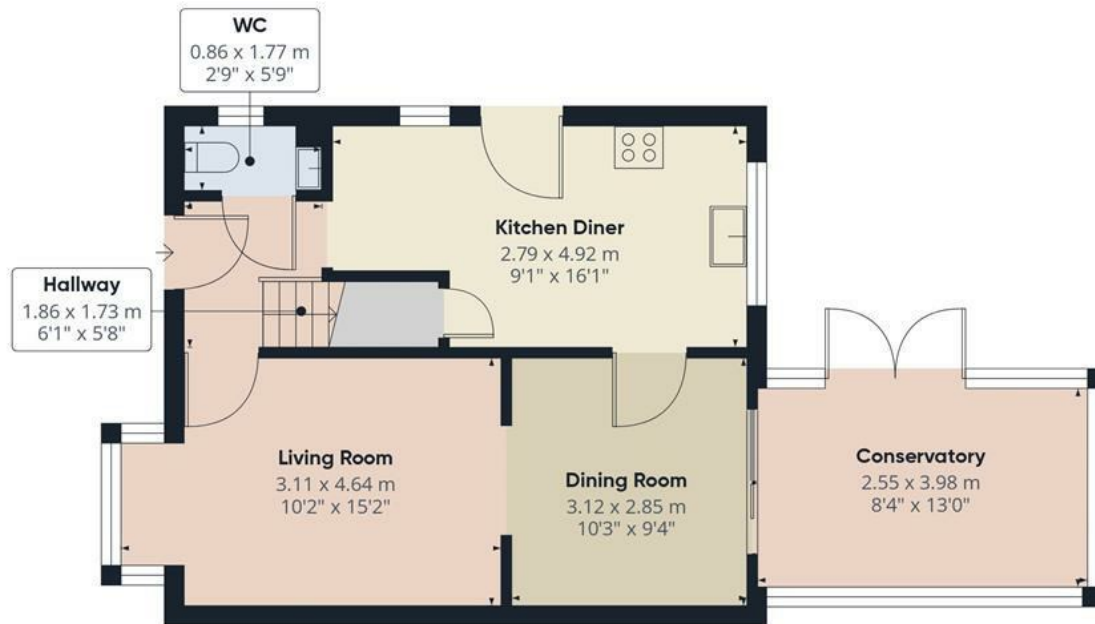




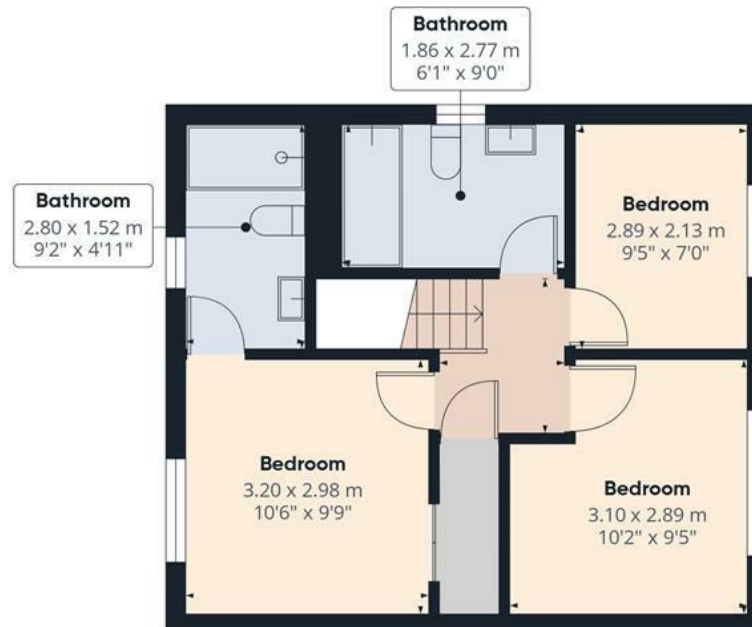








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

89.5 m<sup>2</sup>

964 ft<sup>2</sup>

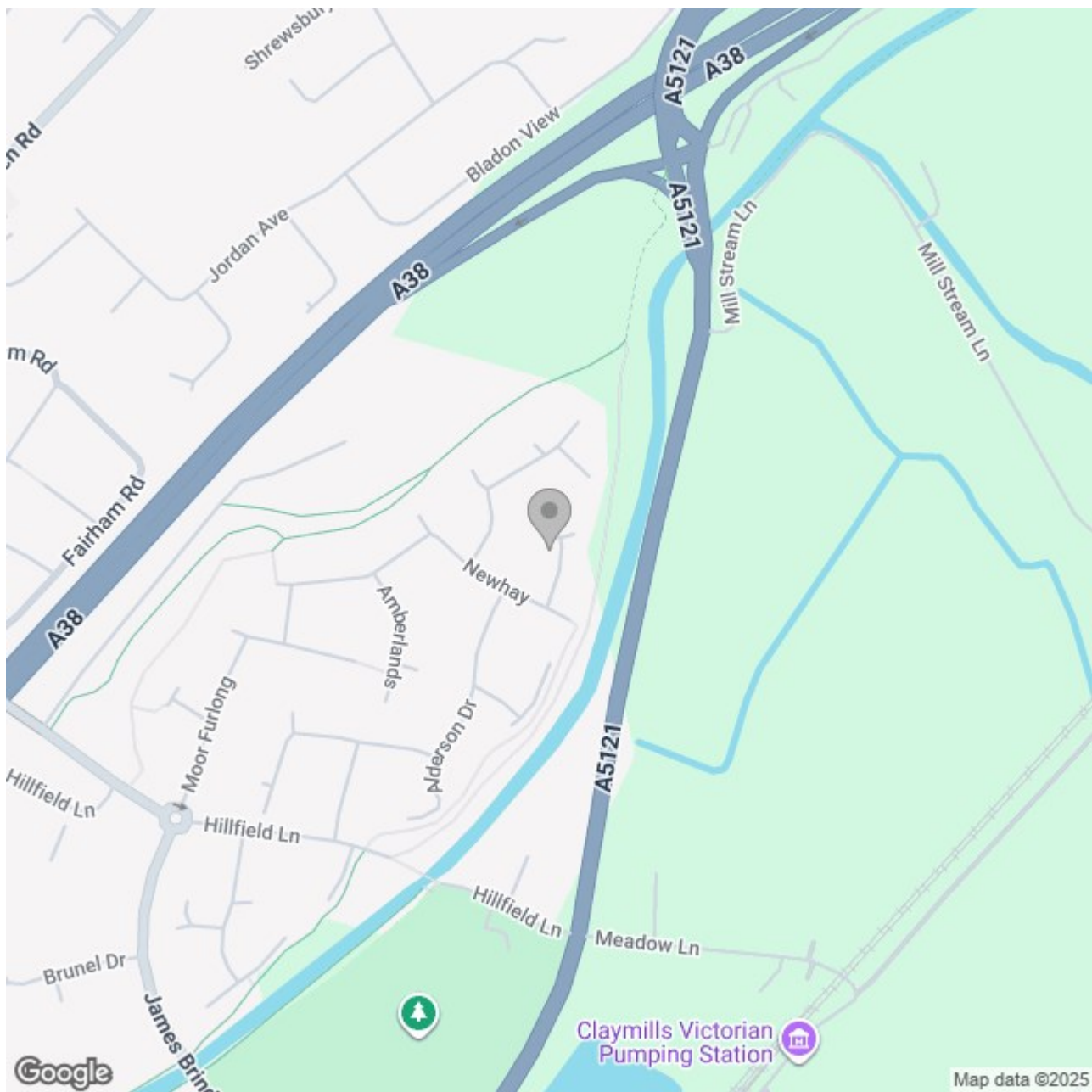
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 