





****EPC A RATED** **SOLAR PANELS WITH BATTERIES**** This immaculately presented four-bedroom detached family home is located in the popular area of Stretton and offers stylish, energy-efficient living throughout. The property features a spacious lounge with French doors opening onto the rear garden, a modern kitchen fitted with a Range Master cooker and integrated appliances. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with fitted wardrobes and a contemporary en-suite, along with a modern family shower room. Outside, the landscaped rear garden includes a patio, gazebo, and two sheds, while the driveway provides off-street parking and leads to a garage equipped with a 5.81kW solar array, hybrid inverter, and battery storage—perfect for those seeking a future-ready home.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

Entering through the composite front door, the hallway's oak flooring flows into the generous open-plan kitchen-diner. The kitchen is fitted with high-gloss units, worktops, a Range Master cooker, integrated Hotpoint microwave, Bosch under-counter fridge freezers and dishwasher, all illuminated by recessed lighting and three Venetian blinds. Beyond, the lounge offers ample space for seating, a TV bracket and roller blind to the French doors, which lead onto the patio. Also off the hallway is a WC/cloaks and access to the integral garage.

First Floor

Upstairs, the master bedroom is fitted with wardrobes, a Venetian blind, and benefits from a stylish en-suite shower room with large walk-in shower, heated towel rail and gloss vanity unit. Two further double bedrooms – the back and front bedrooms – each enjoy Venetian blinds and pleasant views, while a fourth single bedroom offers flexibility as a single bedroom or home office. The family bathroom features a three-piece suite with shower-over-bath, contrasting tile accents and a chrome ladder radiator.

Outside

To the rear, a paved patio leads onto a neatly maintained lawn bordered by well-stocked beds of shrubs and plants. A timber gazebo provides an inviting alfresco dining area, and two utility sheds offer valuable storage. At the front, the block-paved drive provides off-street parking for several vehicles



and grants access to the garage. The garage is equipped with a 5.81 kW solar array (14 x 415 W panels, 13 years warranty), a 5 kW GivEnergy hybrid inverter (3 years warranty) and a 9.5 kW GivEnergy battery (7 years warranty), plus fitted worktops and lighting, underlining the property's eco-credentials. (solar information provided by owner)

Location

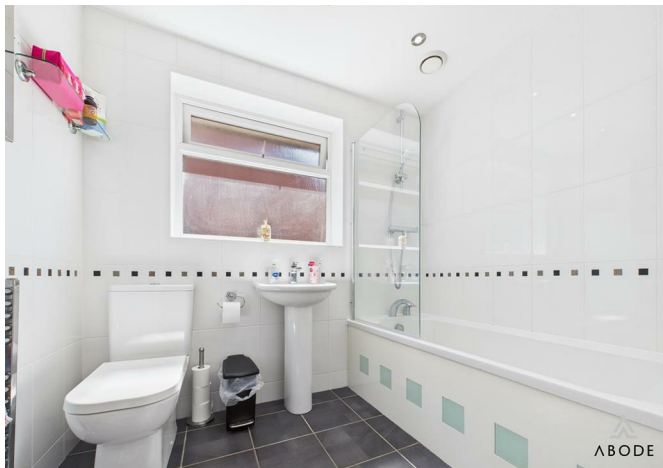
Situated in the sought-after village of Stretton, this home





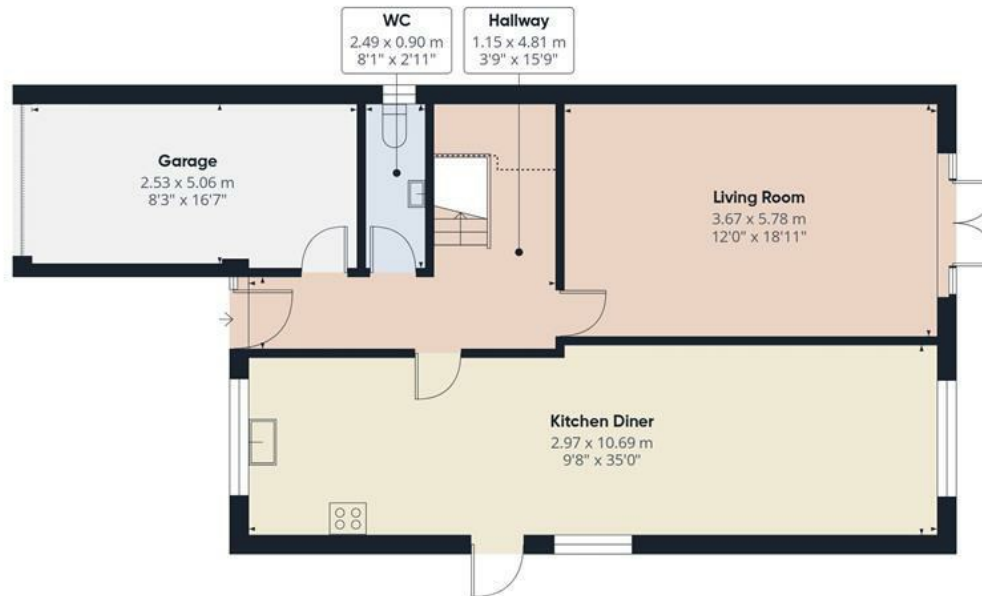


lies within easy reach of local amenities including shops, cafés and schools. Good road links connect to the A38 and M1, while Burton-on-Trent town centre and Burton railway station are just a short drive away, offering direct services to Derby and Birmingham. With countryside walks on the doorstep and excellent transport connections nearby, this property enjoys the perfect balance of village tranquillity and commuter convenience.

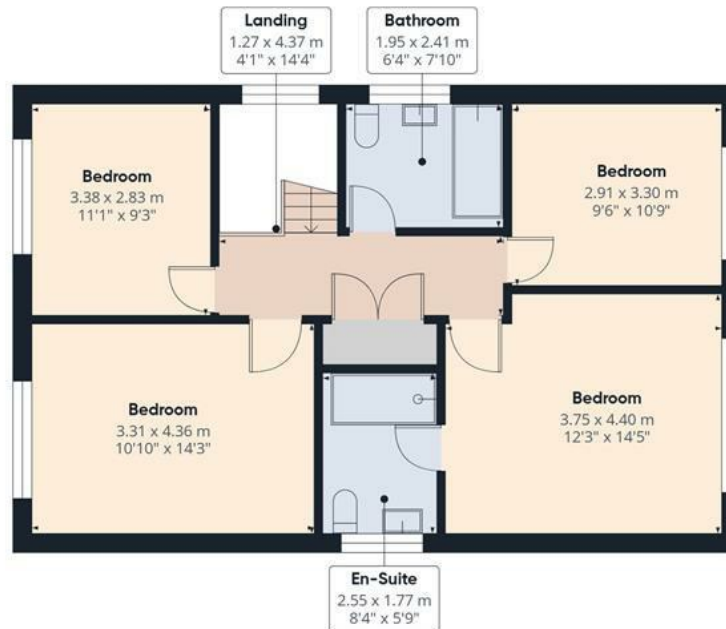








Floor 0



Floor 1

Approximate total area⁽¹⁾

144.4 m²
1553 ft²

Reduced headroom

1.8 m²
19 ft²

(1) Excluding balconies and terraces

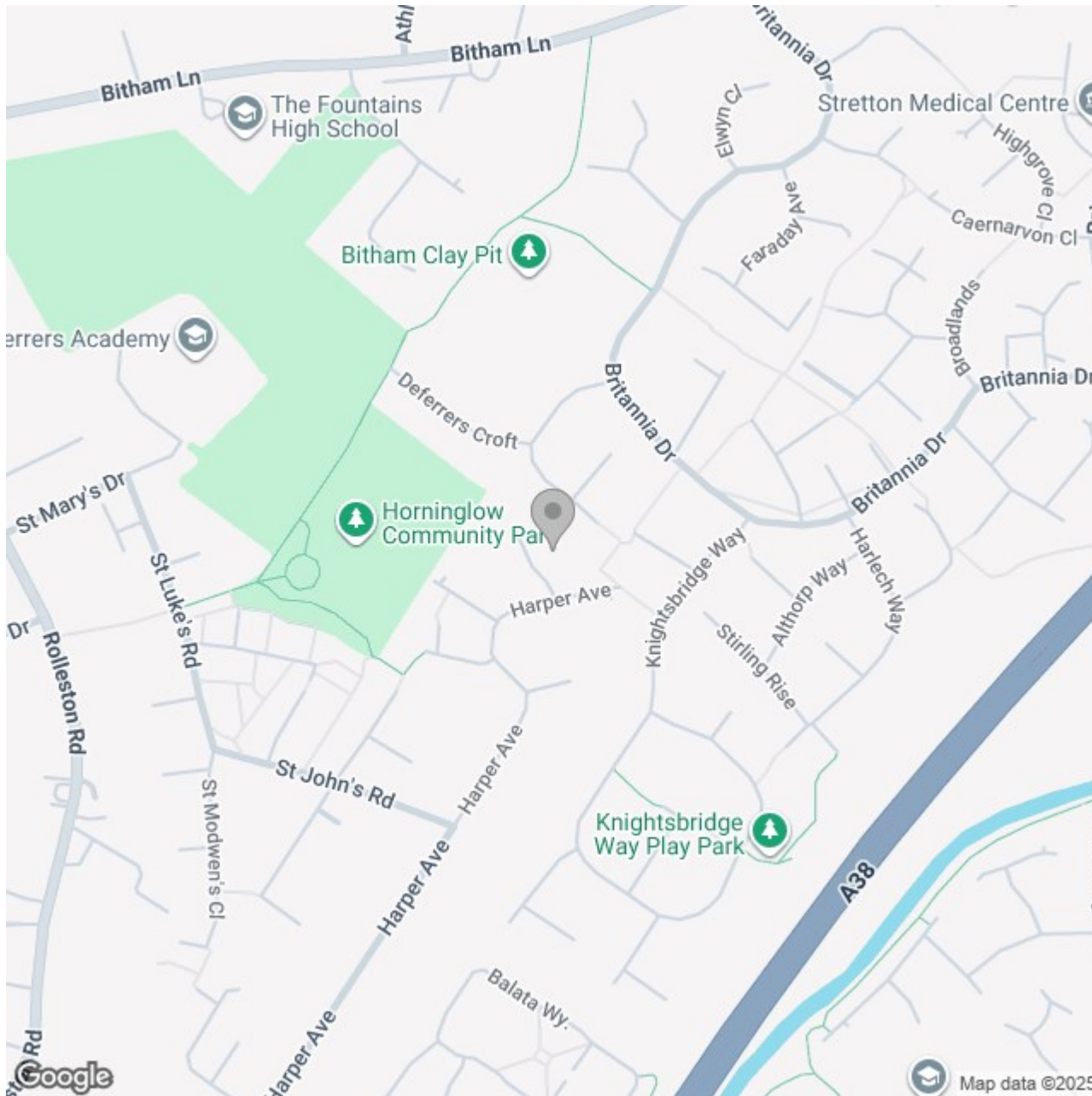
Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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 