







A modern three-bedroom detached home situated in a sought-after residential area of Stretton, offering well-presented accommodation throughout. The property benefits from a generous kitchen diner with French doors leading onto the garden, a separate utility room, a stunning living room, three bedrooms with an en-suite to the master, a family bathroom, and a downstairs guest cloakroom. Externally, the property offers a driveway providing off-street parking, a garage, and an enclosed rear garden.





## Accommodation

### Ground Floor

The property is entered through a front door into a welcoming hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the front elevation is the living room, featuring a large window allowing for plenty of natural light and ample room for seating and furniture. Off the hallway is a guest cloakroom fitted with a low-level WC and wash hand basin.

The heart of the home is the open-plan kitchen diner positioned to the rear, fitted with a range of modern wall and base units, work surfaces, an inset sink with mixer tap, an integrated oven and hob with extractor hood, space for appliances, and a dining area with French doors opening directly onto the rear garden patio. From the kitchen, a door leads to a useful utility room with additional storage and work surface space, plumbing for appliances, a wall-mounted boiler, and a further door giving access to the driveway.

### First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom, positioned to the front elevation, includes an en-suite shower room comprising a corner shower cubicle, wash hand basin, and WC. Two further bedrooms are located to the rear and side, both offering versatile use as bedrooms, a study, or guest accommodation. The family bathroom is fitted with a three-piece suite including a panelled bath



with shower over, wash hand basin, and WC.

### Outside

To the front of the property is a landscaped fore garden with mature planting, alongside a driveway that provides off-street parking and access to the single garage. A side gate leads to the enclosed rear garden, which offers a lawn, paved patio seating area, and planted borders with shrubs and trees, creating an ideal space for outdoor entertaining and relaxation.







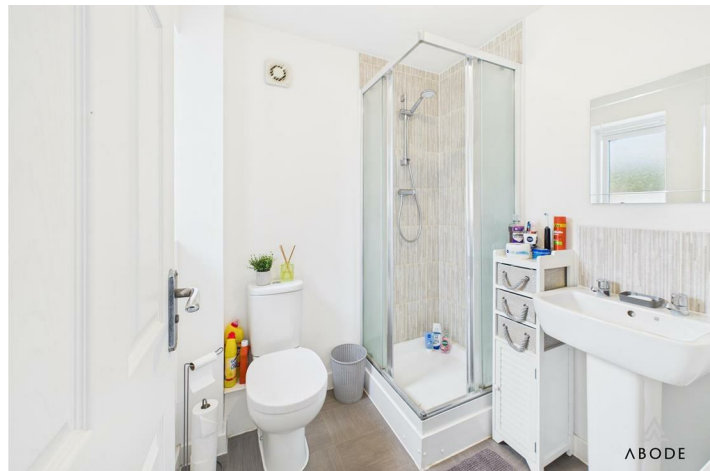
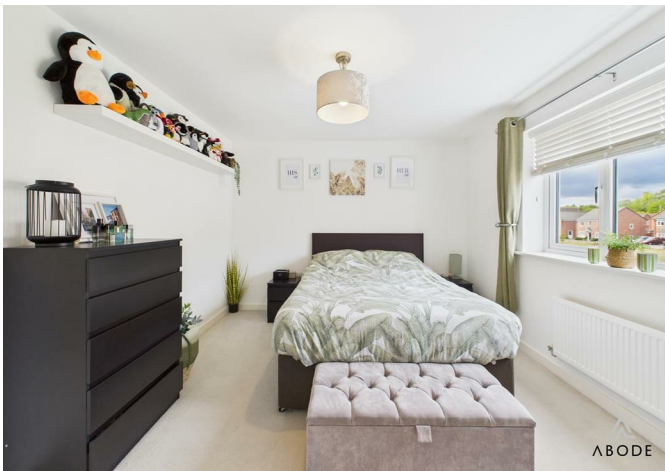


## Location

The property is located in the popular area of Stretton, Staffordshire, which benefits from a wide range of local amenities including shops, pubs, and eateries. The area is well-served by schools and leisure facilities, with good access to transport links. Burton upon Trent town centre is only a short distance away, providing additional shopping, dining, and recreational opportunities. Road links via the A38 and A50 make it ideal for commuters travelling towards Derby, Lichfield, and beyond.



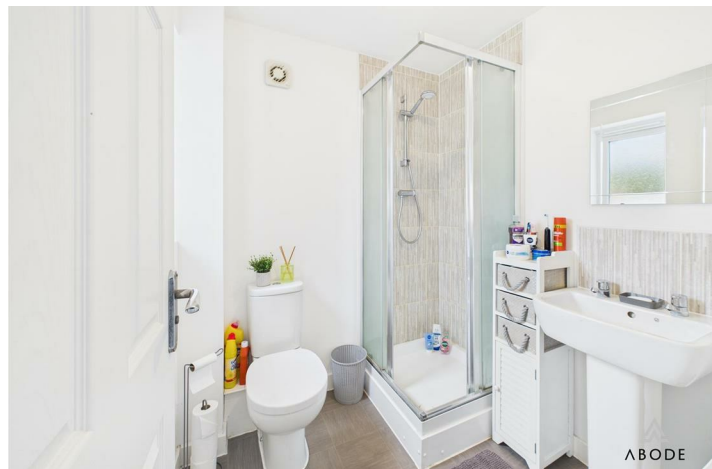














Floor 0

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

81.9 m<sup>2</sup>

881 ft<sup>2</sup>



Floor 1

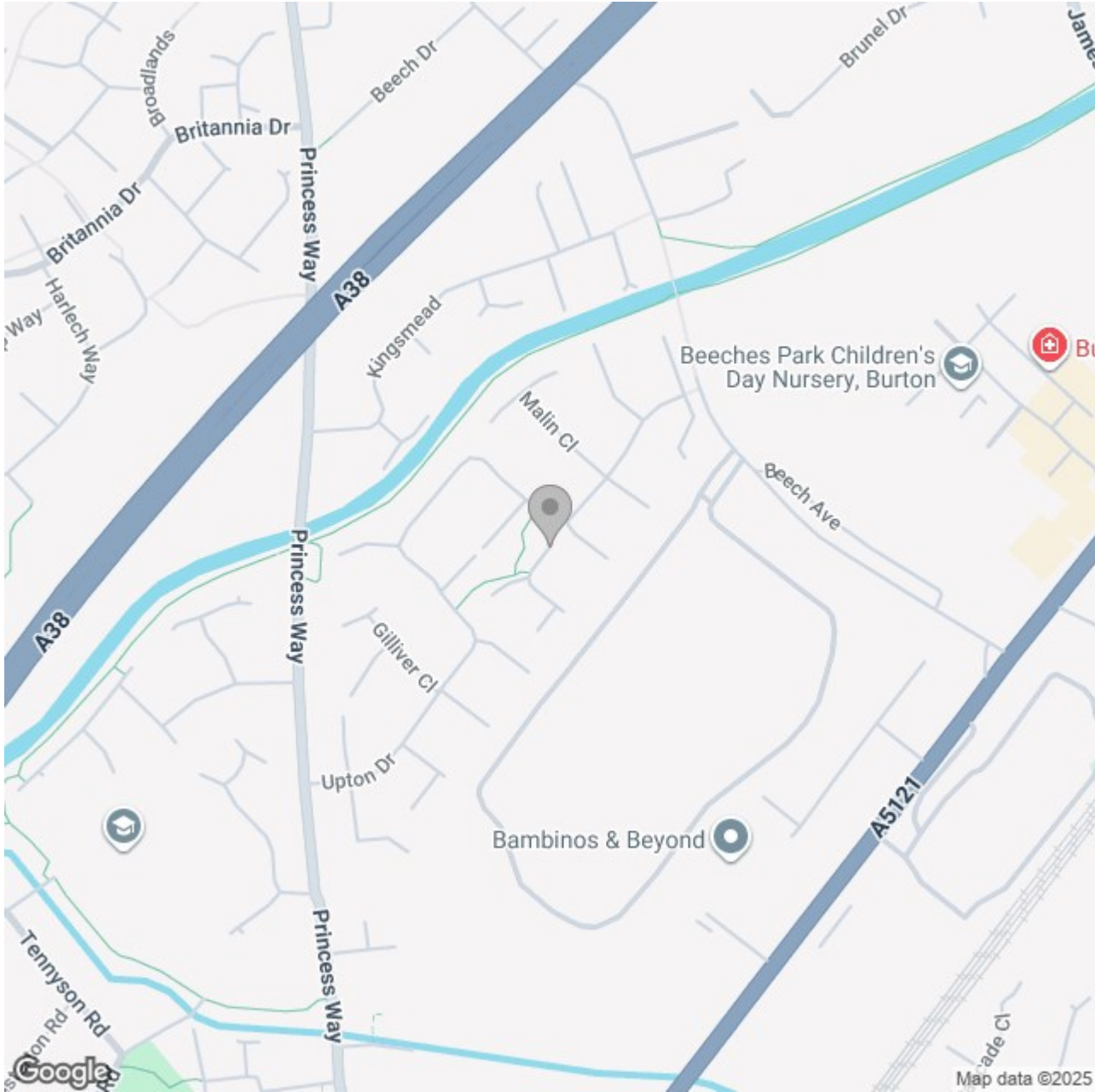
(1) Excluding balconies and terraces

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