





An extended and well-presented five-bedroom detached home located in the desirable area of Stretton, Staffordshire.

The property has been thoughtfully extended to the rear aspect over two storeys, creating generous living accommodation ideal for families.

Internally, the home features a bay-fronted living room, a stunning open-plan kitchen and living area, a useful laundry/utility room, five well-proportioned bedrooms including a master with en-suite, and a modern family shower room. Outside, there is a large gravelled driveway with ample off-street parking, an integral garage, and a substantial rear garden with a patio and lawn, all enclosed for privacy.



## Accommodation

### Ground Floor

A front entrance door opens into a welcoming hallway with stairs rising to the first floor and access to the ground floor rooms. The bay-fronted living room sits to the front of the property and features a central fireplace having a inset log burning stove with a surround and a window overlooking the driveway. To the rear, the property showcases a striking full-width extension, providing an impressive open-plan kitchen and living area with space for both dining and seating. bi-fold doors open directly onto the garden, making this a light-filled and social hub of the home. The kitchen itself is fitted with a range of modern units, complemented by integrated appliances. A separate laundry/utility room provides further storage and appliance space, while a downstairs WC adds practicality to the layout.

### First Floor

The first-floor landing gives access to five bedrooms and a family four piece bathroom. The master suite benefits from a generous double bedroom, a walk-in dressing room, and a stylish en-suite shower room with modern fittings. The further four bedrooms are well-proportioned, with space for a range of bedroom furniture. The family bathroom room includes a shower cubicle, wash hand basin, freestanding bath and WC, with tiled walls and flooring providing a contemporary finish.

### Outside



To the front of the property, a wide gravelled driveway provides ample off-street parking and leads to the integral garage. There is also a lawned fore garden, with the boundary enclosed by fencing and hedging. To the rear, the property offers a large enclosed garden, mainly laid to lawn and complemented by mature trees, shrubs, and a brick wall boundary. A patio seating area adjoins the house, providing an ideal space for outdoor dining and entertaining, with the garden extending further to a timber outbuilding at the far end.



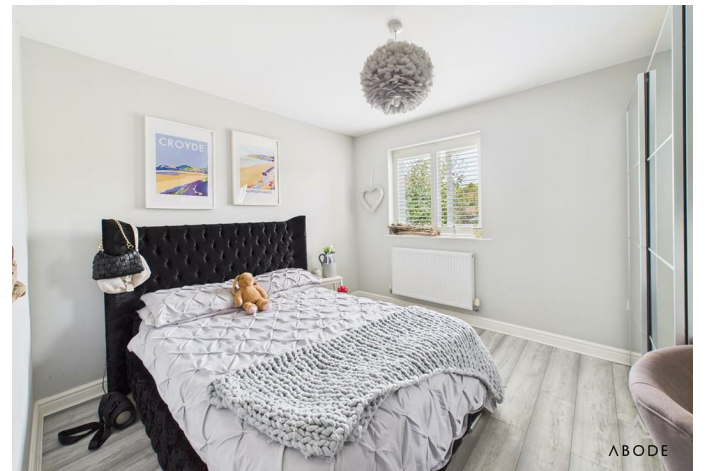




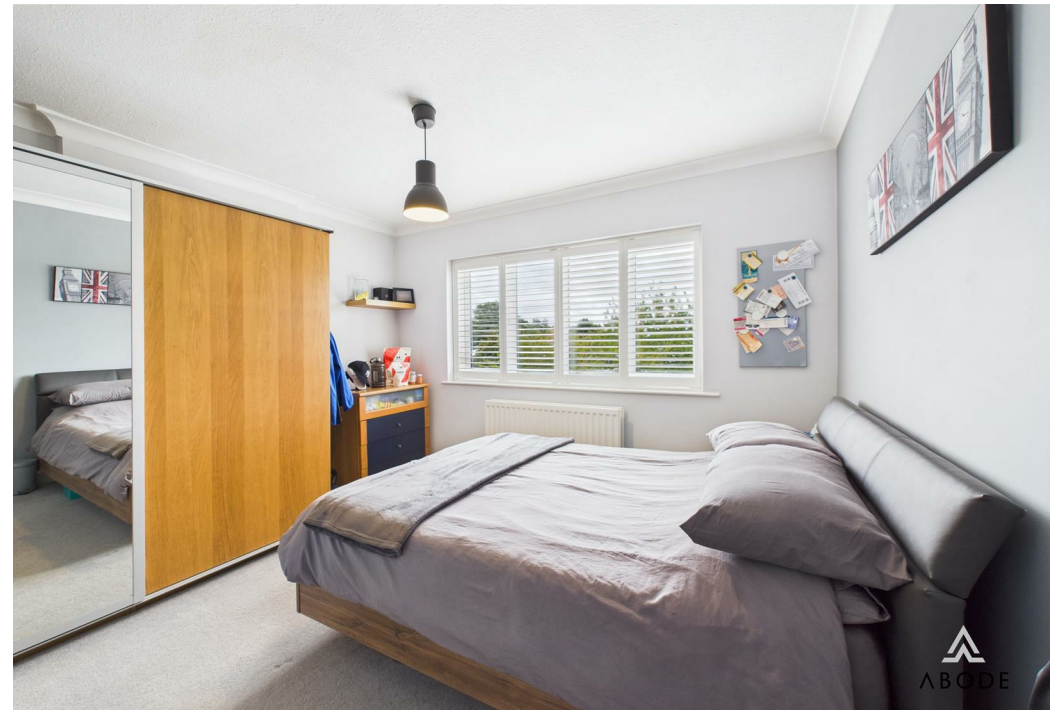
## Location

The property is located in Stretton, Staffordshire, a popular residential area close to a range of local amenities, including shops, pubs, schools, and parks. Burton upon Trent town centre is within easy reach, offering further retail and leisure facilities. For commuters, the property is well positioned for access to the A38 and A50, connecting to Derby, Lichfield, and beyond.

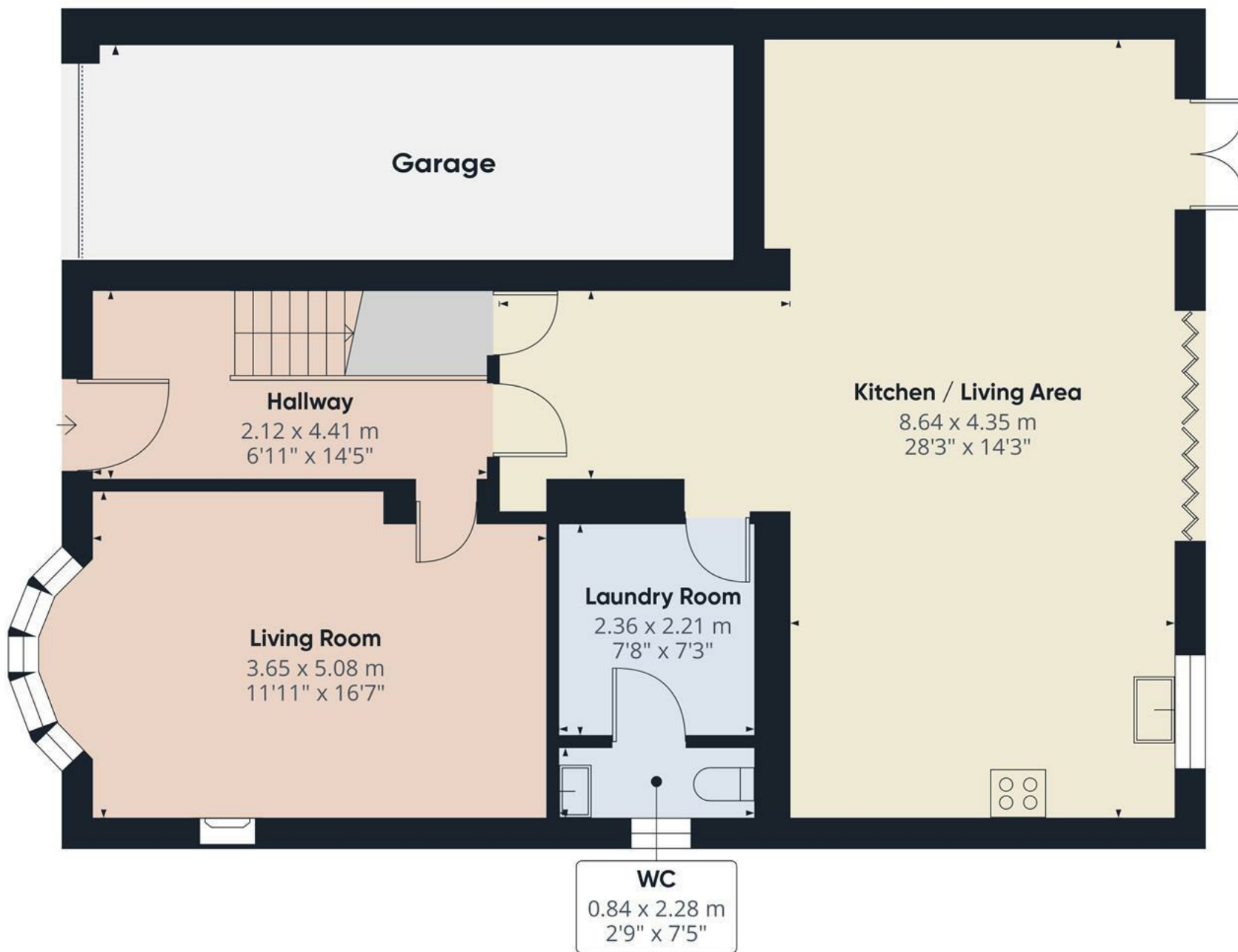












Floor 0

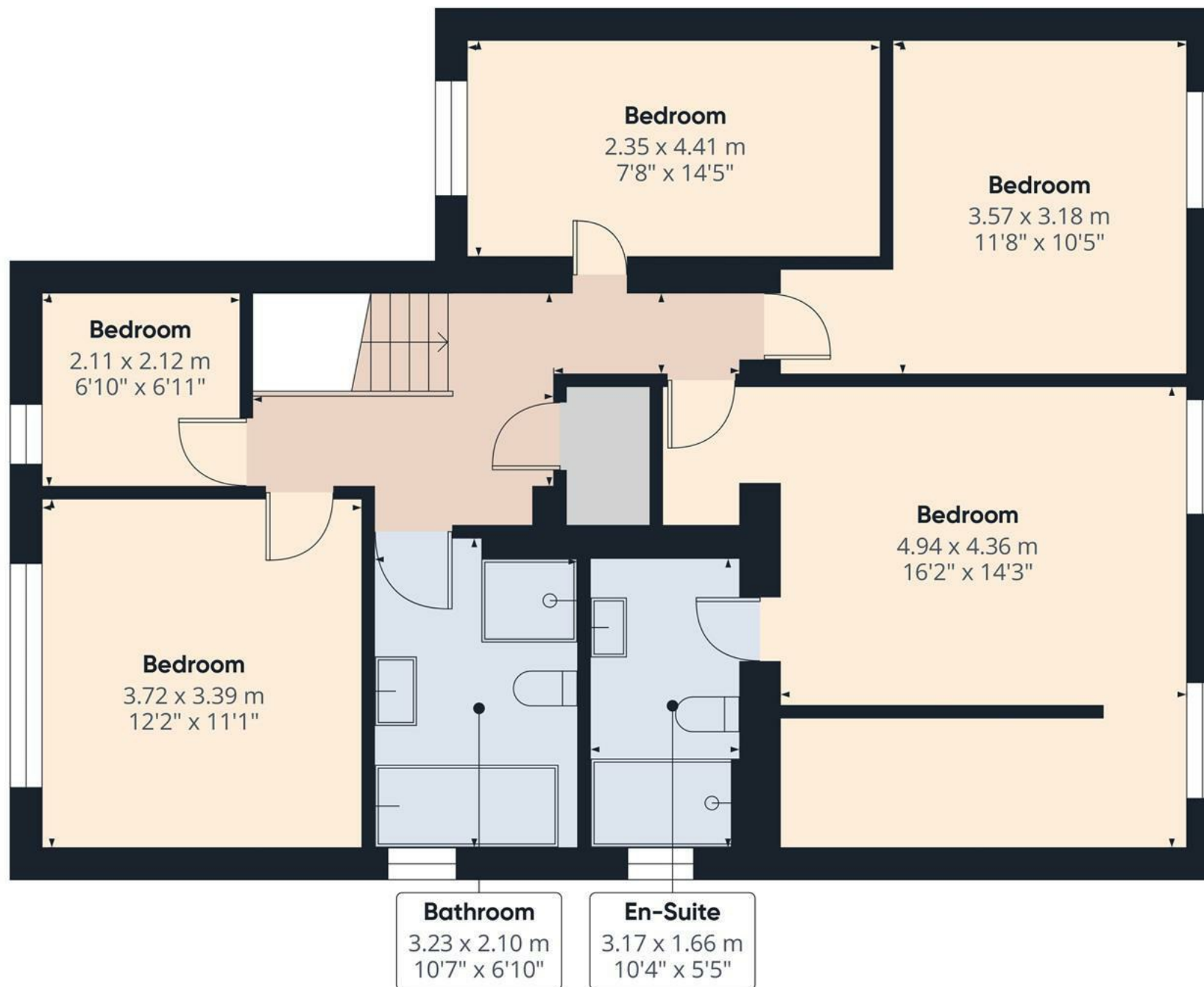
Approximate total area<sup>(1)</sup>

82 m<sup>2</sup>  
882 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



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

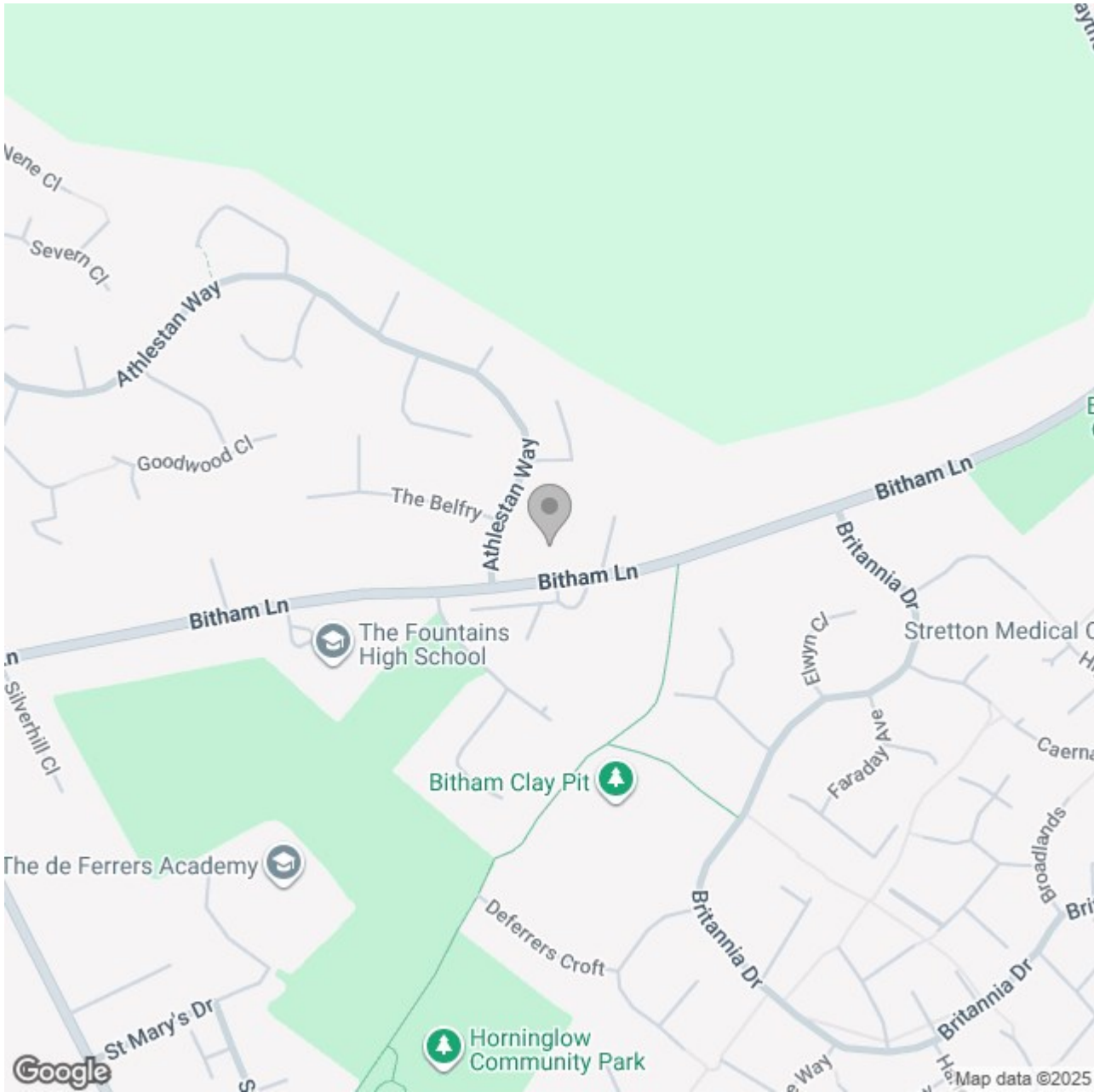
83 m<sup>2</sup>  
893 ft<sup>2</sup>

(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

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <div> EU Directive 2002/91/EC  </div>		