





Situated within the popular village of Stretton, this well-proportioned four-bedroom semi-detached home offers spacious and versatile accommodation, an integral garage and off-street parking, making it an ideal purchase for growing families. Positioned with the garage to the front and living accommodation flowing through to the rear-facing kitchen diner, the property provides a practical layout complemented by a private rear garden.

The home benefits from generous bedroom sizes, two bathrooms to the first floor including an en-suite, and a well-balanced ground floor arrangement with separate living and kitchen spaces.

## Accommodation

### Ground Floor

Accommodation begins via a front entrance door into a welcoming hallway with stairs rising to the first floor and access to the principal ground floor rooms.

To the front of the property is the integral garage, accessed internally and externally via the up-and-over door, offering excellent storage or further potential. The driveway to the front provides off-street parking.

The living room is positioned to the front aspect, enjoying natural light from the front-facing window and offering ample space for sofas and living room furniture, making it an ideal space for relaxing or entertaining.

To the rear of the property is the kitchen diner, spanning the width of the home and overlooking the rear garden. The kitchen is fitted with a range of wall and base units with preparation work surfaces, inset sink and drainer, space for cooking appliances and space for further white goods. There is ample room for a dining table, with access leading through to the rear garden.

Off the kitchen is a useful utility room, providing additional appliance space and further storage, along with access to a convenient ground floor WC.

### First Floor



The first floor landing gives access to four bedrooms and two bathrooms, both positioned to the rear of the property as per the layout.

The master bedroom is a generous double room with space for freestanding furniture. It benefits from its own en-suite bathroom, located to the rear, comprising a bath with shower screen, wash hand basin and WC.

Bedroom two is another well-proportioned double room, whilst bedroom three provides a comfortable single or







small double room. Bedroom four offers flexibility and could be utilised as a nursery, dressing room or home office.

The family bathroom is also situated to the rear and is fitted with a bath with handset, wash hand basin and low-level WC, serving the remaining bedrooms.

#### Outside

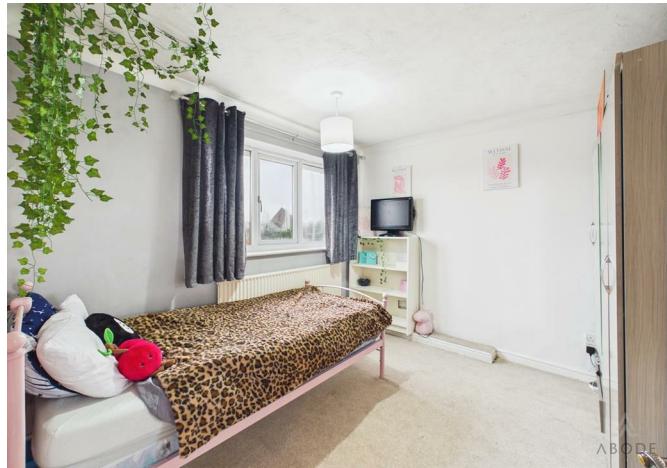
To the front of the property is a driveway providing off-street parking and access to the integral garage. There is also a lawned frontage with established planting.

The rear garden is enclosed and designed for ease of maintenance, featuring a paved patio area directly adjacent to the property, ideal for outdoor seating and entertaining, leading onto a lawned section with fenced boundaries. A timber shed provides additional external storage.

#### Location

Stretton remains a sought-after residential area locally, offering a strong community feel and a wide range of amenities including shops, schooling options and leisure facilities. The property benefits from excellent transport links with easy access to the A38 and A50, providing convenient connections to Burton upon Trent, Derby and further afield.













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

106.3 m<sup>2</sup>  
1143 ft<sup>2</sup>



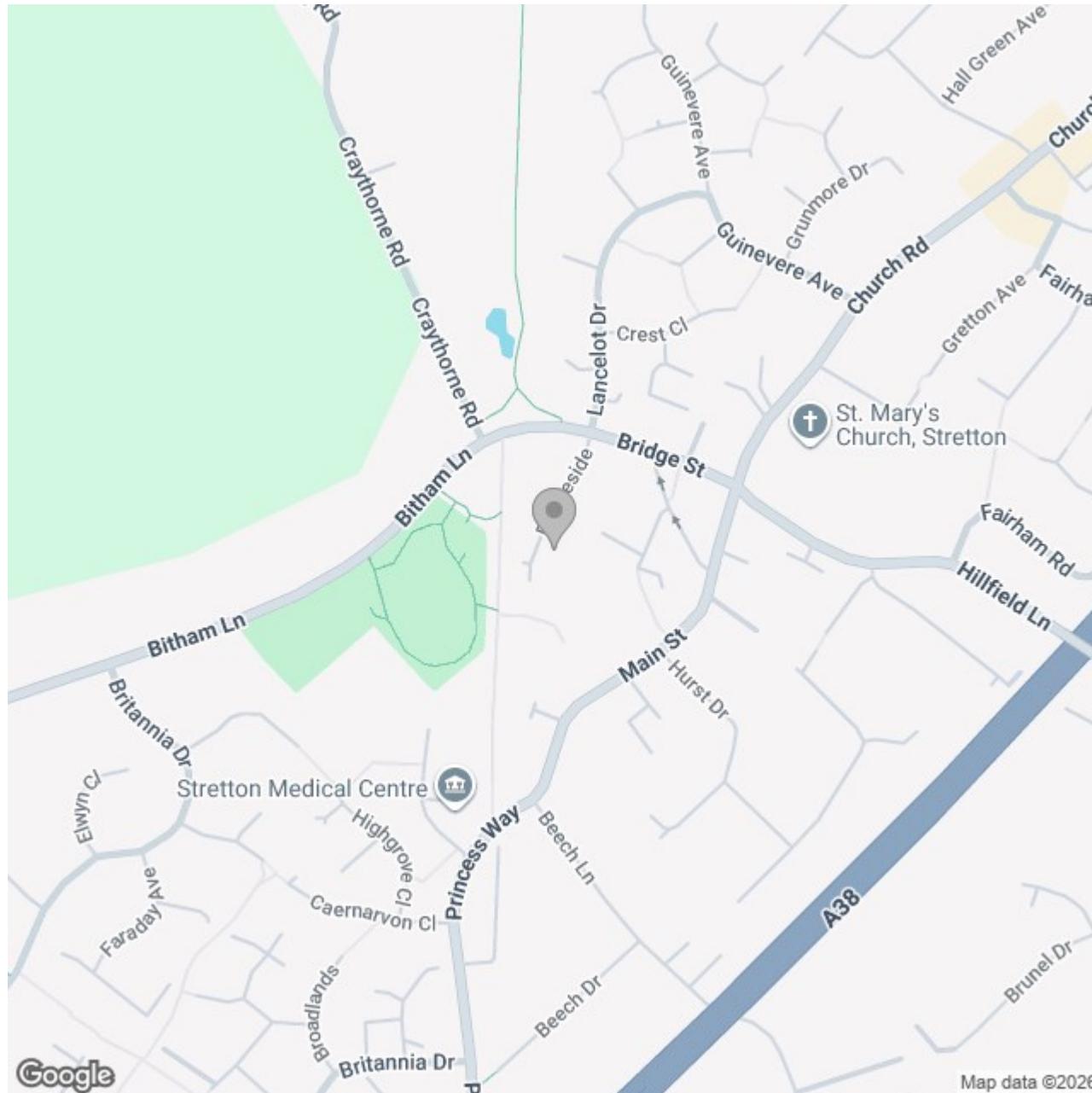
(1) Excluding balconies and terraces

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

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## 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>	EU Directive 2002/91/EC	