





A well-presented four-bedroom detached home positioned within a quiet residential setting in Stretton, offering spacious and versatile accommodation ideal for modern family living. The property features a generous open-plan kitchen diner with bi-fold doors opening onto the rear garden, a separate living room, a front-facing office/snug, utility room and WC. To the first floor are four well-proportioned bedrooms, including a master with en-suite, alongside a modern family bathroom. Externally, the property benefits from a landscaped rear garden with patio and decking areas, a detached garden room, integral garage, and a driveway providing ample off-street parking.



## Accommodation

### Ground Floor

The property is entered via a welcoming entrance hallway, providing access to all principal ground floor accommodation and stairs rising to the first floor.

To the front elevation, there is a well-proportioned living room featuring a bay window and a central fireplace, creating a comfortable and defined living space separate from the main hub of the home.

Also positioned to the front is a versatile office/snug, ideal for those working from home or as an additional reception room.

To the rear of the property is the standout open-plan kitchen diner, extending across the full width of the house. The kitchen is fitted with a range of matching wall and base units, integrated appliances, and a central island with breakfast bar seating. There is ample space for a dining table, and bi-fold doors open directly onto the rear garden, allowing for a seamless indoor-outdoor connection.

Leading off the kitchen is a useful utility room with additional storage, appliance space, and external access, alongside a separate ground floor WC.

The integral garage is accessible and currently utilised as a gym and storage space, offering further flexibility depending on a buyer's needs.

### First Floor

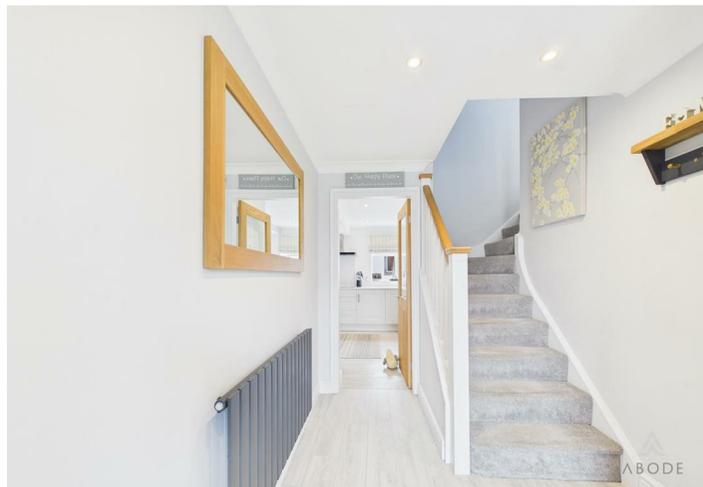


The first-floor landing provides access to four bedrooms and the family bathroom.

The master bedroom is a spacious double room with fitted wardrobes and the benefit of an en-suite shower room, finished with contemporary tiling and fittings.

Bedroom two is another generous double room with space for freestanding furniture, while bedroom three is a well-sized single room, ideal as a single bedroom or home office.







Bedroom four offers further versatility and is currently used as a bedroom, suitable for a range of uses.

The family bathroom is well-appointed with a modern suite, including a bath with shower over, wash hand basin, and WC, complemented by tiled walls and a heated towel rail.

#### Outside

To the front, the property is set back behind a block-paved driveway providing off-street parking and access to the integral garage, alongside a lawned front garden.

The rear garden has been landscaped to offer a balance of lawn and seating areas, including a paved patio and a raised decking area ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, providing a good degree of privacy.

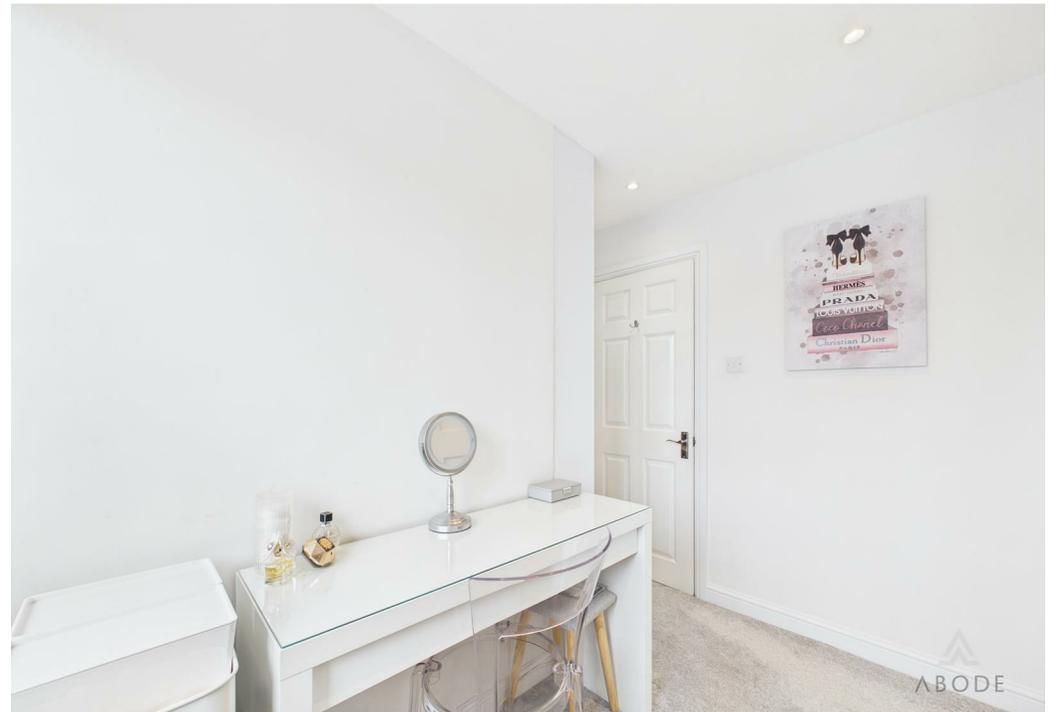
A key feature of the garden is the detached garden room, offering a highly versatile space that could be used as a home office, gym, or additional entertaining area.

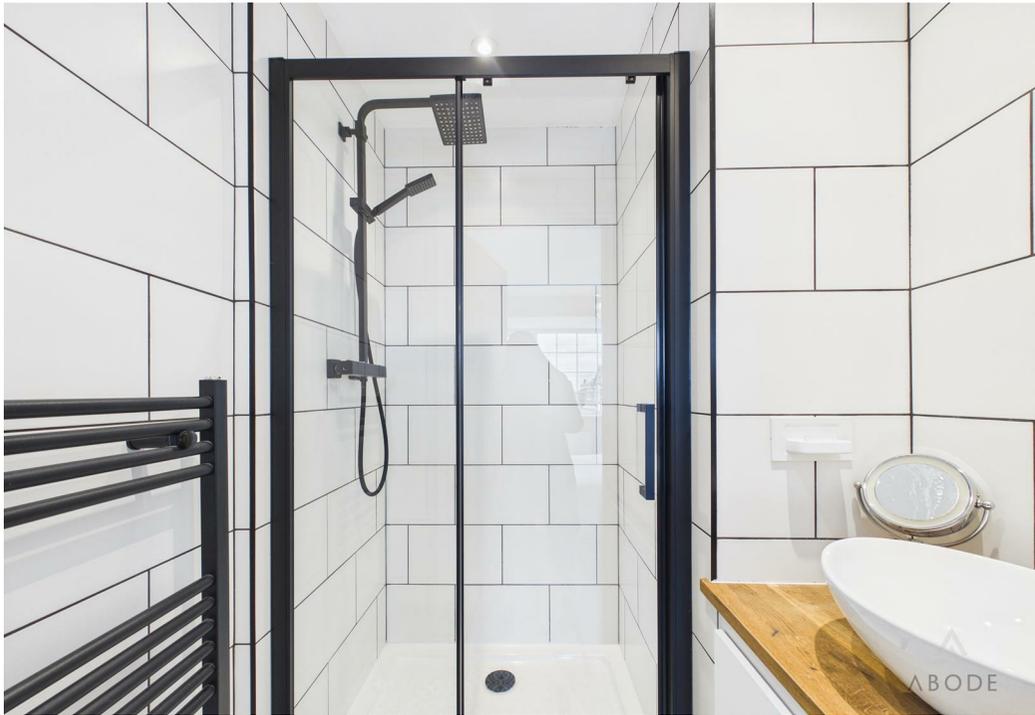
#### Location

Situated in Stretton, the property benefits from a well-regarded residential setting with convenient access to a range of local amenities, including shops, schools, and transport links. Burton-on-Trent town centre is within easy reach, along with nearby road networks providing access to Derby, Lichfield, and the A38. The area also offers a selection of green spaces and countryside walks, making it a popular choice for families and commuters alike.















Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

131.7 m<sup>2</sup>

1416 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

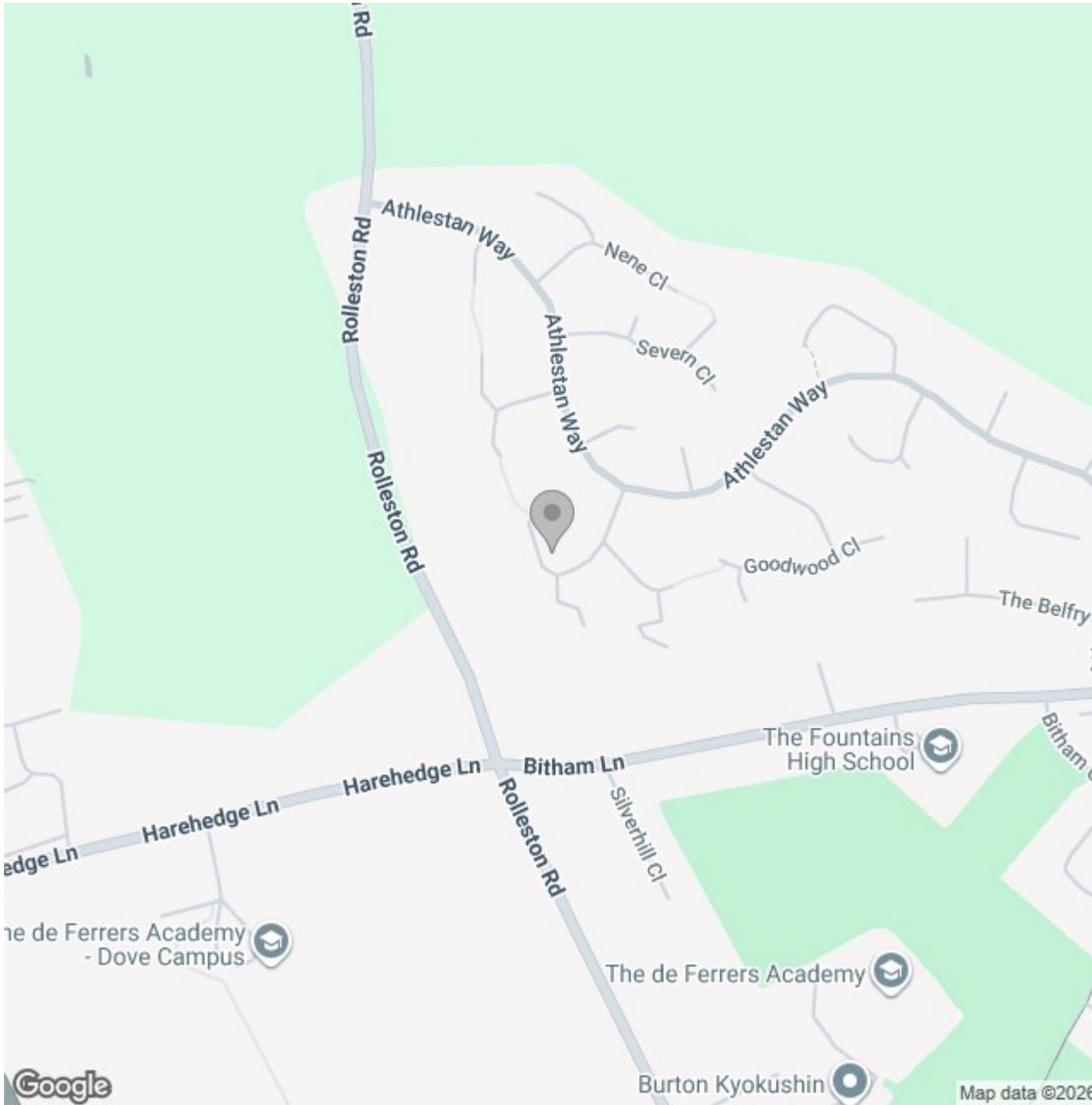
Reduced headroom

----- Below 1.5 m/5 ft

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) <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	