

Warren Close

Stretton, Burton-on-Trent, DE13 0DD



Fabulous, modern, detached bungalow in a quiet secluded position yet within walking distance of a fantastic range of amenities, shops and facilities.

Offering plenty of space throughout and set within good sized gardens, with a double garage.

Guide Price £369,000



John German 

Available with no upward chain is this superb, modern, detached bungalow in a quiet cul-de-sac position yet being within walking distance of the heart of Stretton where there are a range of shops and facilities on offer including a Co-Op, Doctors, Post Office, Bakery, takeaways, and a choice of pubs, plus bus routes and excellent transport links.

Situated off a private drive serving just three properties with a driveway providing ample off-road parking to the front, plus access to a good sized double garage. The front entrance door opens into the porch which in-turn leads to a generously sized reception hallway having a useful built-in double storage cupboard and doors leading off.

The lounge invites in plenty of light courtesy of the dual aspect windows, together with a feature fire surround.

The good-sized kitchen is well appointed, being equipped with a range of base and eye level units with worksurfaces over, plus an integrated oven and hob. There is also ample space for a breakfast table, completed with window framing views across the rear gardens.

A door leads to a useful utility room, having further appliance space, base and eye level units, plus a door to the rear and the guest WC.

There are three bedrooms all positioned off the main hallway, with the master bedroom being generously sized and having the added benefit of fitted wardrobes providing plenty of storage.

The bathroom is fitted with a suite comprising panelled bath, pedestal wash basin, WC, and separate shower cubicle. Complemented by tiling to the walls.

The gardens to the rear are good sized, being laid to lawn with well established borders and side entrance via gate.

A useful rear entrance door leads to the double garage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06122022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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