

Church Road

Stretton, Burton-on-Trent, DE13 0HD

John 
German





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£595,000



A particularly delightful and beautifully presented traditional house providing excellent family accommodation that is so elegant and stylish. Occupying a particularly impressive private corner plot with lovely established gardens.

The property is located in this very popular area of Stretton that has a wide range of amenities and lies only approximately 2 miles from the centre of Burton. It also has excellent access to the nearby A38 linking the A50, M1 and many Midlands centres.

Accommodation - Step inside the reception hall that provides a most welcome introduction to this lovely traditional property. There is access to both the front and side elevations, stairs to the first floor, a cloaks cupboard and a cupboard having space and provision for a washing machine.

The excellent dining kitchen has an extensive range of high and low level units with contrasting granite effect work surfaces and a one and a half bowl ceramic sink and drainer. There is a range style cooker and dishwasher (the American style fridge freezer is not included in the sale). A feature brick wall has a cast coal effect gas burner and to one side there is a built in dresser style unit. There are tiled splashbacks, tiled floor, downlighting and French style double doors opening onto the delightful sun terrace.

The guest cloakroom has a pedestal wash basin, WC and part painted panelled walls.

The lovely sitting room has a wooden floor, window enjoying views over the garden and a brick fireplace with fitted bookshelves either side.

An elegant drawing room has a handsome stone fireplace that incorporates a cast log burner alongside a fitted display unit, additional book casement, downlighting and French style door opens to the sun terrace.

On the first floor there are four generous sized bedrooms, the principal bedroom has tastefully painted part panelled walls, a decorative fireplace, downlighting and its own dressing room with an extensive range of fitted wardrobes. It also has a luxurious en suite comprising freestanding bath with chrome mixer tap and shower, wash basin with integrated cupboard and drawers beneath, WC, separate shower and a built in cupboard that houses the gas boiler.

There is a further en suite bedroom in addition to a family shower room which has a shower, wash basin and WC set into an integrated unit, a chrome towel radiator and half height tiling.

The house stands well back from the road behind a tall hedge which provides a high degree of privacy. To the side of the property is a spacious gated drive that gives access to the carport and separate garage. There are beautiful and abundantly stocked beds to one side of the drive.

The very impressive rear garden is laid mainly to lawn surrounded by a wealth of established beds and borders, and attractive winding paths. The garden extends to the other side of the property and to a lovely sun terrace which has additional upper levels and convenient access to the kitchen and drawing room.

Note: There are various rights contained on Land Registry, a copy of this is available from our office for inspection.

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/27042023

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















Ground Floor

Approximate total area⁽¹⁾

2761.42 ft²

256.54 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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