

# Alderson Drive

Stretton, Burton-on-Trent, DE13 0QQ

John  
German







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Offers over £325,000

A beautiful modern detached featuring a stunning and stylish interior. Upgraded by the current owner with an impressive open plan kitchen/diner, good sized lounge, master bedroom with re fitted en suite shower room together with plenty of storage throughout making it an ideal modern family home with open aspect to front, drive and garage.





This could be your perfect family home enjoying a fabulous position on a popular modern development with open aspect towards woodland to front. Featuring a modernised and well designed layout, stylishly presented throughout, together with plenty of storage making it an ideal family home.

The front entrance door opens into a porch with a tiled floor opening into a large L shape reception hallway with staircase off to first floor with the understairs alcove beautifully fitted out with storage, perfect for keeping coats and shoes out of the way. There is a door off to a lounge with high ceiling, bay window framing views to front and fire surround providing the focal point.

The highlight of the ground floor is an impressive open plan kitchen/diner across the rear of the property. The kitchen area is fitted with a range of base and eye level units in light tones with complementary worksurface incorporating fitted breakfast bar, integrated appliances including electric hob, oven and dishwasher and window framing views across the rear garden. The dining area has ample space for dining or breakfast table with window to rear and a rear facing bay with French doors opening out to the back garden.

Off the kitchen is a useful utility room with additional appliance space, door opening out to the rear garden and a useful internal door into the integral garage.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has doors off to four bedrooms and the high ceilings continue throughout this floor. The master is an impressive double with two built in wardrobes, window framing views to open aspect to front and a luxurious refitted en suite shower room with a large shower cubicle, fitted vanity units with powered mirror with lighting, WC and towel rail/radiator.

Bedrooms two and three are both generous doubles, both again with built in double wardrobes, ideal teenagers or kids rooms while bedroom four is a comfortable single which could also offer an ideal home office/study.

The family bathroom has been refitted and upgraded with a contemporary suite comprising bath with shower screen and shower over, fitted vanity units and powered mirror with lighting, WC and towel rail/radiator.

The garden to rear has a paved terrace, ideal for outside dining, shaped lawns and side entrance via gate. The property enjoys a position at the end of a shared private driveway serving just a handful of properties with parking to front, giving access to the garage with an up and over front entrance door.

**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.

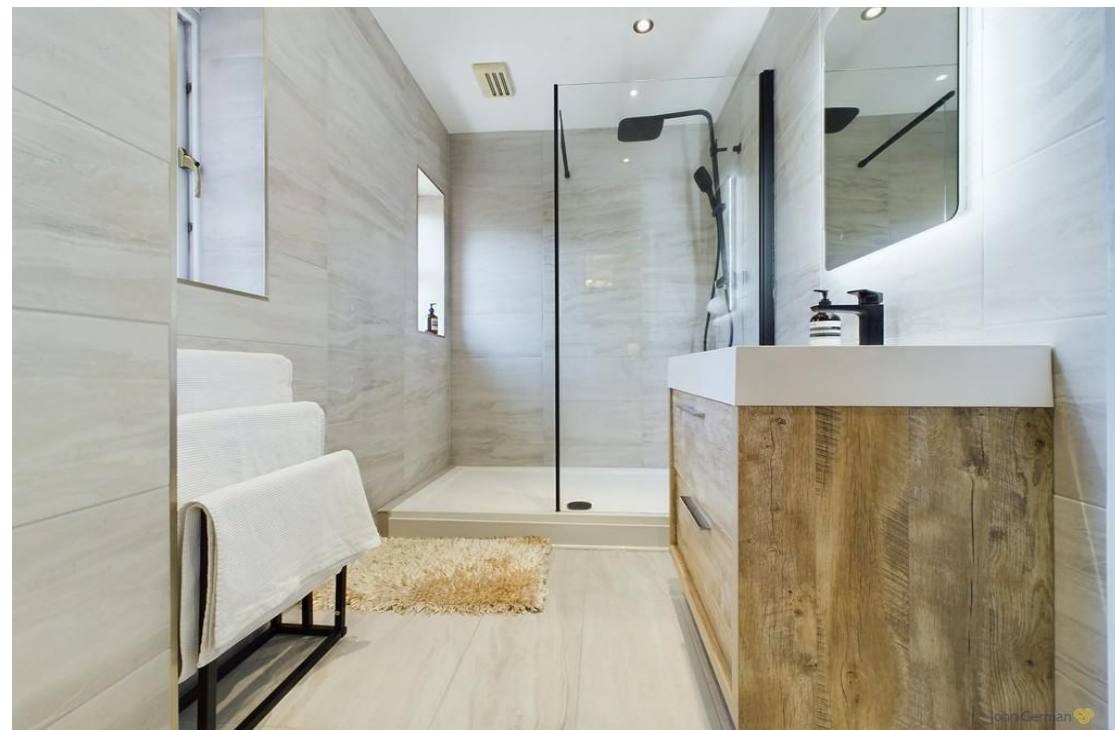
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

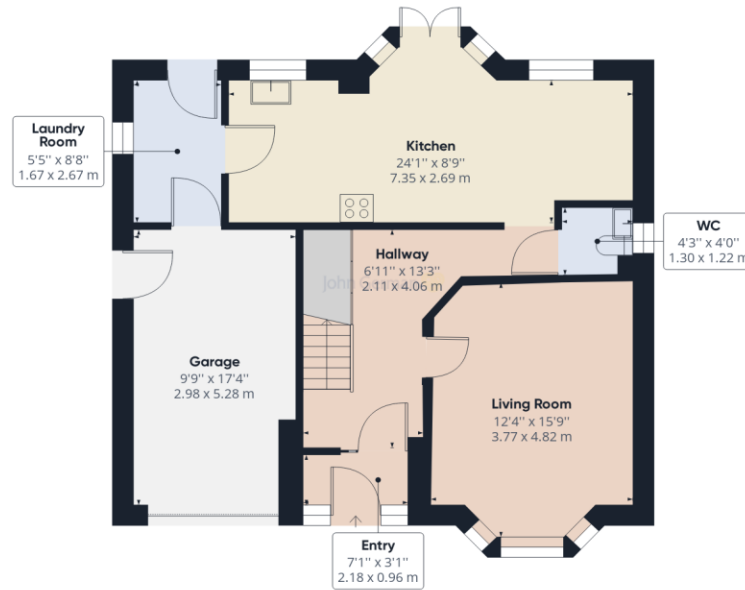
**Our Ref:** JGA/30062023

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







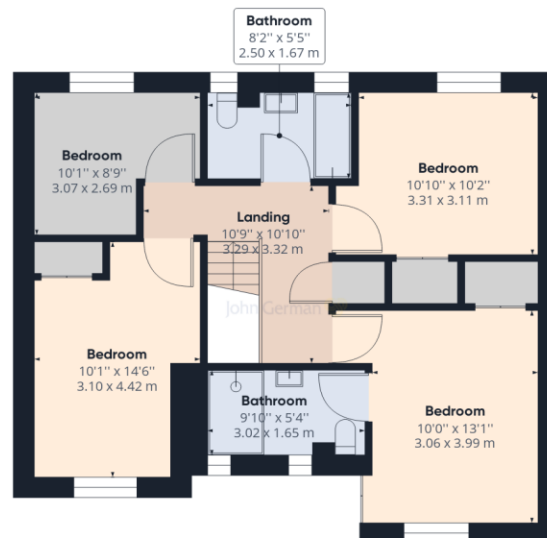


**Ground Floor**

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

1460.08 ft<sup>2</sup>

135.65 m<sup>2</sup>



**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.

**GIRAFFE360**





### 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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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