

Guinevere Avenue

Stretton, Burton-on-Trent, DE13 0FZ

John 
German






Guinevere Avenue

Stretton, Burton-on-Trent, DE13 0FZ

£439,000



A wonderful and substantial family home offering plenty of space with character features, standing on a lovely established garden plot with a large driveway and double garage. Highlights include impressive lounge with Inglenook fireplace, triple aspect dining room and four bedrooms including two with en suite.

This is an impressive house in a highly convenient location, in walking distance to Stretton village centre where there are a choice of shops including Co-ops, post office, bakery, takeaways, pub and primary school, all in easy reach. It also has the advantage of being only a few minutes' drive away from the A38, putting it in easy travelling distance to the nearby centre of Derby.

The house is superb offering an abundance of space with a character twist, perfect for a large family to grow into. Set behind a large expanse of driveway, the front entrance door opens into a good sized hallway with wood effect flooring and doors leading off.

The first of the reception rooms is the dining room, a light bright and spacious room with a triple aspect framing views across the front garden. Double doors open through into a character study area with beam ceiling which in turn opens into the highlight of the ground floor which is an impressive spacious beamed lounge. Having an Inglenook fireplace providing the focal point and window to front, window to rear and French doors opening out to the rear garden.

There is a smart fitted L shaped kitchen, equipped with a range of base and eye level units with granite worksurfaces over, integrated eye level double oven, hob, extractor hood, dishwasher, beamed ceiling, tiled floor through and door with side window opening out to the rear garden.

Off the kitchen is a useful and good sized utility room with additional appliance space and base units, window to rear and door to side. Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, a wide landing has doors leading off to four bedrooms, all of which are substantial doubles. The master bedroom has the luxury of an en suite shower room with shower cubicle, WC, fitted vanity units with inset wash hand basin and cupboards providing storage under, together with mirror and lighting.

Bedroom two has wood effect flooring, built-in storage, windows to front and rear and again with an en suite shower room with shower cubicle, WC and wash hand basin.

Bedroom three is a huge double bedroom with windows to front and side and this bedroom has the benefit of a dressing room, capable of taking plenty of wardrobes providing storage.

Bedrooms three and four both share a family bathroom with panelled bath, pedestal wash hand basin and WC.

To the rear of the property there are attractive, well established gardens with a paved terrace, ideal for outside dining, shaped lawns and a pergola with established wisteria, beautiful when its in flower. There is side entrance via a gate. The property has the benefit of a good sized driveway, accessed via two opening five bar gates giving access through to a 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

www.eaststaffsbc.gov.uk

Our Ref: JGA/21072023

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











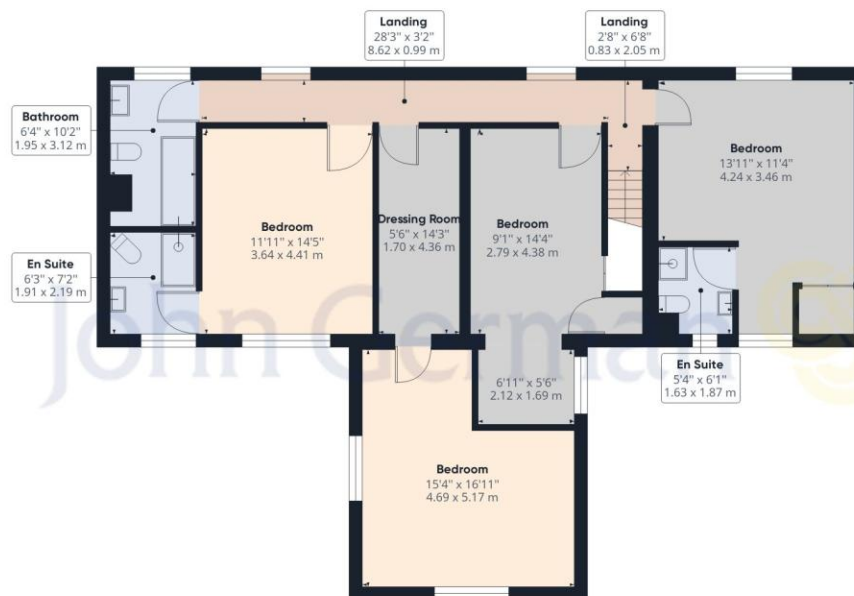


Ground Floor

Approximate total area⁽¹⁾

2401.29 ft²

223.09 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.

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		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



