

Amberlands

Stretton, Burton-on-Trent, DE13 0PE

John German





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£339,500

A stunning contemporary home with amazing open plan refitted living/dining/kitchen plus separate reception room, four bedrooms with master having a luxurious refitted en suite, refitted main bathroom and cloakroom, generous driveway, gardens and garage.



Situated on a popular modern development, handy for the centre of Stretton with schools for all ages close by, is this detached home. Renovated and modernised by the current owner in a stunning contemporary style with outstanding open plan kitchen/dining/living space across the rear of the house opening out to the back garden, providing the highlight.

Occupying a lovely position on Amberlands with a generous driveway and front garden. The front entrance door opens into the reception hallway with staircase off to first floor and doors leading off, including a useful internal door to the garage.

Off the hallway is the dining room with window framing views to front. This room could also be utilised as a sitting room/snug or home office.

The highlight of the ground floor is the stunning open plan contemporary space with an outstanding kitchen having a range of base and eye level units and matching waterfall island, Corian work surfaces adding that quality feel with inset sink and drainer unit, together with concealed lighting creating a stunning aesthetic. Integrated appliances include an extra wide induction hob, double oven, fridge freezer and microwave. There is ample space for a dining table and as demonstrated in the photos, space for a large L shape sofa. Two sets of French doors open out to the rear garden. This room offers the perfect space for the family to get together or perfect for those that wish to entertain.

Completing the ground floor accommodation is the guest WC, again fitted in a contemporary style with concealed cistern WC, wash hand basin.

The garage has an up and over front entrance door and door into the hallway.

To the first floor, the landing has a useful storage/airing cupboard with hot cylinder, and doors leading off.

The master bedroom is generous in its proportions with fitted wardrobes providing excellent storage and a stunning luxury, contemporary en suite shower room with shower cubicle, pedestal wash hand basin and WC, concealed lighting, tiled walls and floor with underfloor heating and window framing views to front.

There are three further good sized bedrooms sharing an exceptional family bathroom with a contemporary suite comprising shower cubicle, oversized bath tub set in tiled surround, wash basin, WC, tiled floor and walls with inset shelving and window to side.

The garden to rear is laid to lawn with a paved terrace, ideal for outside dining, and side entrance via gate.

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.

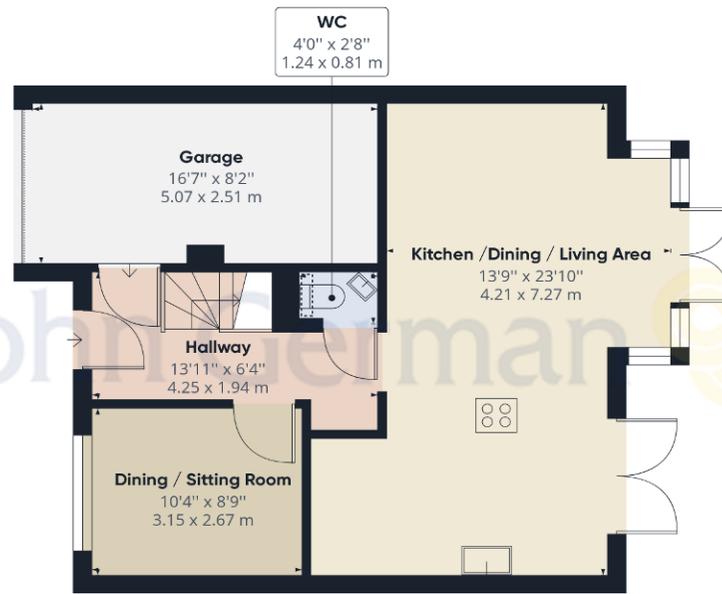
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/12102023

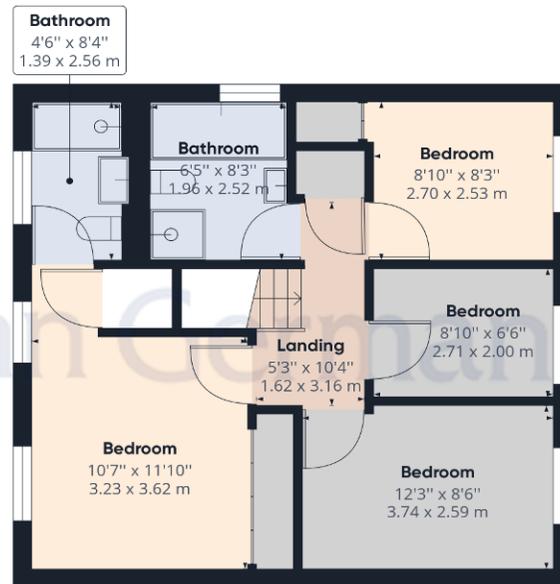
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1195.11 ft²
111.03 m²

Reduced headroom

1.49 ft²
0.14 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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