

Athlestan Way

Stretton, Burton-on-Trent, DE13 0XT

John 
German





A photograph of a dining room. In the foreground, a wooden dining table is set with four blue upholstered chairs. A vase of white flowers sits on the table. To the left, a large window with beige curtains looks out onto a residential street. A white radiator is visible under the window. The walls are a light sage green, and a framed picture hangs on the wall to the right. A chandelier is visible on the ceiling.

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£425,000

This delightful four bedroom, two bathroom detached property is set on a generous plot and features a double garage, multiple reception rooms, conservatory and a secure rear garden. Located close to fantastic schools, local parks, pubs and eateries – this property is the ideal family home.

As you pull up to the home you will see the large driveway and double garage, through the main entrance you first come to the downstairs cloakroom.

The dedicated office is located at the front of the home, ideal for someone who works from home. It benefits from large windows and has great natural light.

The dining room is located on the left hand side, this generous room is located next to the kitchen and does have potential to be opened up to create a large open plan kitchen/dining room. The room benefits from neutral décor and laminate wood flooring.

The large kitchen is well equipped with masses of storage options with both overhead and under counter cupboards. There is a range of built in appliances and a large island breakfast bar. The kitchen overlooks the rear garden.

The utility is accessed from the kitchen, again this has masses of storage, space for appliances and there is also direct access into the garage.

The large lounge is at the rear of the home, carpeted with neutral décor and benefiting from a feature fireplace, with access into the large conservatory.

The conservatory has tiled flooring with direct access into the rear garden.

On the first floor are four bedrooms and family bathroom. The master suite is a generous size and comes with a range of built in wardrobes and benefits from its own ensuite consisting of a large shower, WC and wash hand basin.

The second bedroom is particularly large and would easily be a double room, the other two bedrooms are a touch smaller but would make great children's bedrooms. These three bedrooms are serviced by a family bathroom consisting of a bath with an overhead shower, wash hand basin with storage and WC.

Outside, the rear garden has a paved patio area, large lawn, garden beds and an undercover seated area.

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.eaststaffsb.gov.uk

Our Ref: JGA/08112023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1818.32 ft²

168.93 m²

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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