

Newhay

Stretton, Burton-on-Trent, DE13 0PF

John 
German





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Offers in the region of £270,000

A lovely three bedroom link detached home which impresses throughout having a superb open plan refitted dining kitchen with conservatory off, good sized lounge, three bedrooms, all with built in wardrobes and master bedroom with en suite.



Situated in a sought after location in Stretton, handy for the centre with a range of shops, facilities and amenities on offer, together with schools for all ages close by.

This link detached home offers the perfect family home in a peaceful setting, set behind a low maintenance front garden with pathway leading to a canopy porch sheltering the front entrance door, together with driveway giving access to a garage with an electric up and over door.

The entrance hall has a practical tiled floor, a door leading through to the lounge and a door off to the guest WC with close coupled WC and wash hand basin.

The lounge is generous in its proportions with a fireplace providing the focal point, window framing views to front and staircase with understairs alcove.

A glazed door opens through into the highlight of the ground floor which is an impressive open plan dining kitchen. The kitchen area has been superbly refitted with a range of base and eye level units with work surfaces over, integrated oven, additional combi oven/microwave, hob, extractor hood, dishwasher, fridge and sink and drainer unit with water filter.

The generous dining area has French doors opening into the conservatory, perfect for enjoying views across the lovely landscaped rear garden, and a useful internal door into the garage.

To the first floor, the landing has doors leading off to three bedrooms. The master is a generous double with a built in double wardrobe and a refitted en suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedroom two is also a double with a fitted wardrobe and the third bedroom is a good size, again with built in storage by way of a fitted wardrobe and window framing views to front.

The bathroom is fitted with a suite comprising panelled bath, pedestal wash hand basin and WC.

The rear garden is laid to lawn with paved surrounds.

Note: We understand the property has spray foam insulation in the loft.

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.

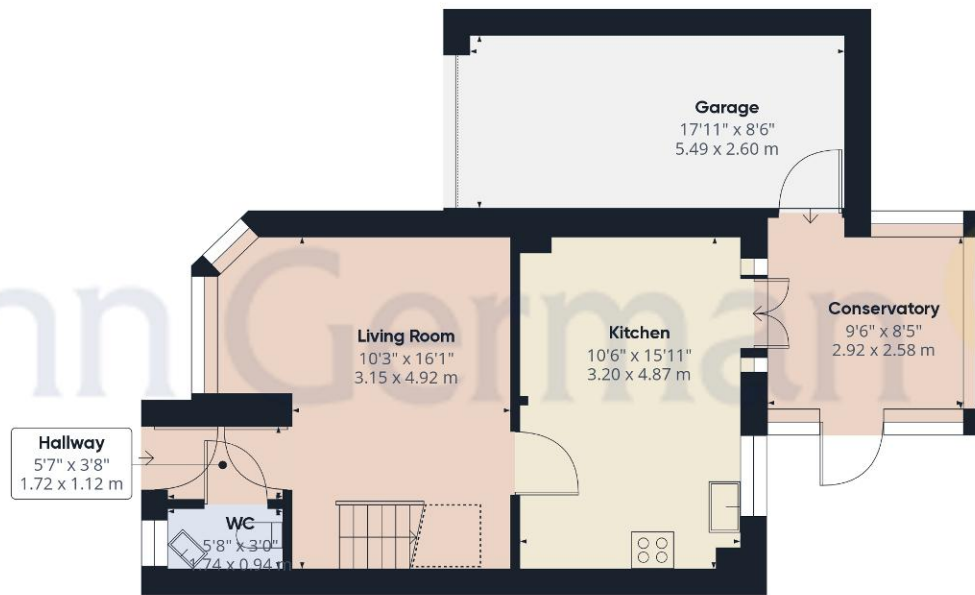
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsb.gov.uk

Our Ref: JGA/16112023

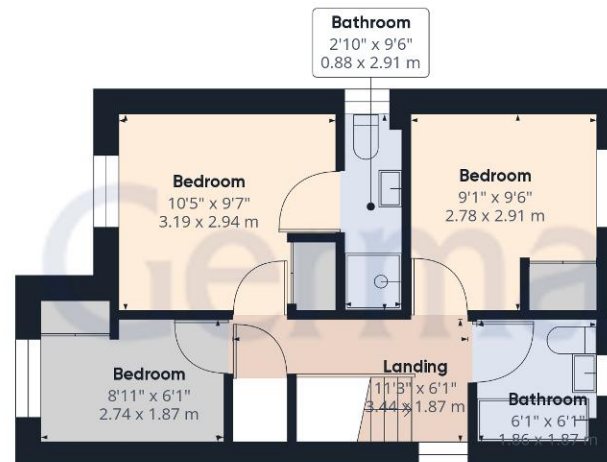
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁰

1016.93 ft²
94.48 m²

Reduced headroom

17.33 ft²
1.61 m²

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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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