

Knightsbridge Way

Stretton, Burton-on-Trent, DE13 0WH

John 
German

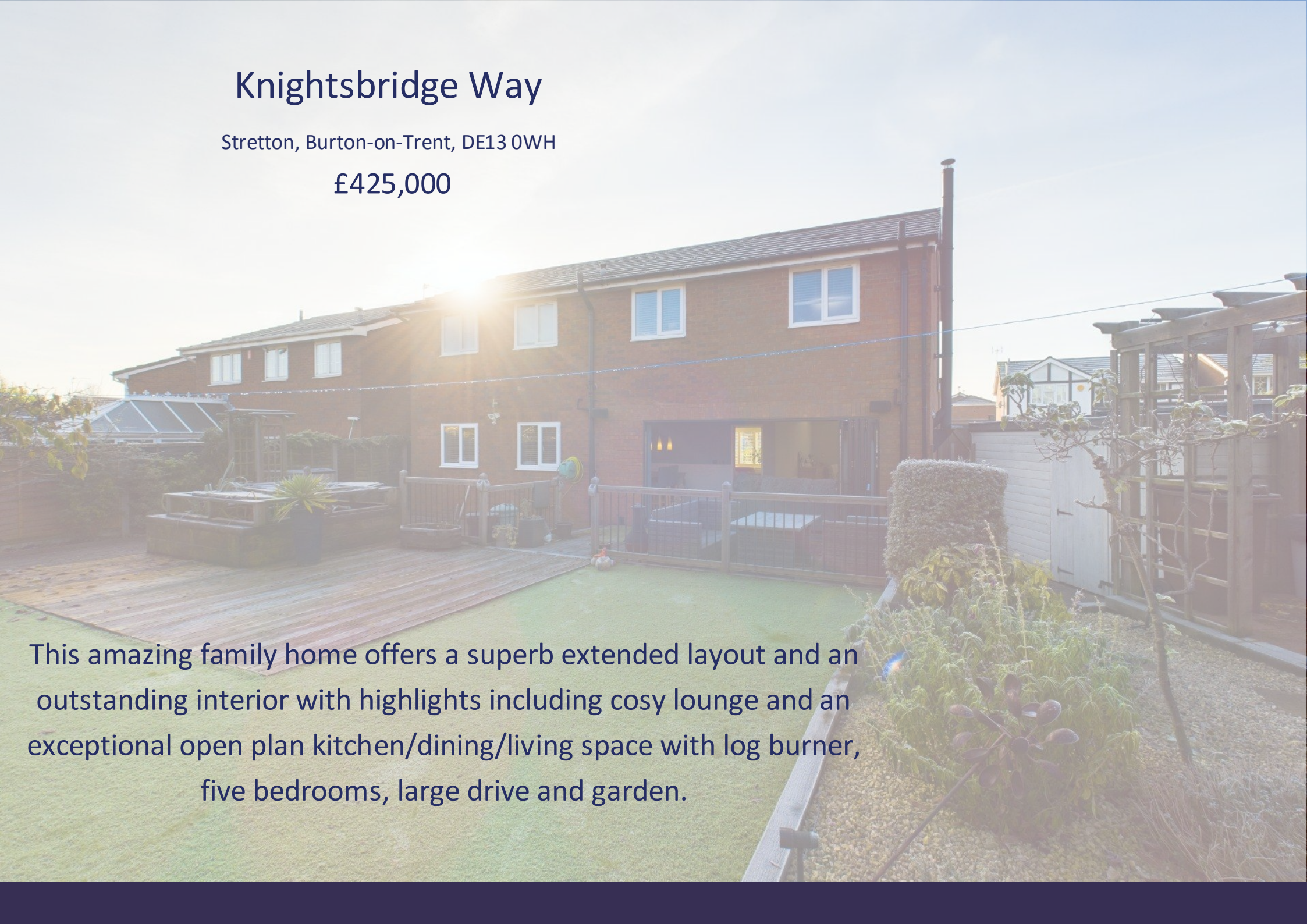




Knightsbridge Way

Stretton, Burton-on-Trent, DE13 0WH

£425,000



This amazing family home offers a superb extended layout and an outstanding interior with highlights including cosy lounge and an exceptional open plan kitchen/dining/living space with log burner, five bedrooms, large drive and garden.

Situated in a sought after residential location with schools for all ages close by together with Stretton village centre in easy walking distance which has a wide range of facilities and amenities on offer.

The current owners have extended this home and renovated and remodelled it to offer the perfect amount of space for the family to grow into, with extensions to the side and rear.

Set behind a large expanse of driveway providing plenty of off road parking, the front entrance door opens into the hallway with staircase off to first floor and door into a cosy lounge with fitted shelving and window framing views to front.

The highlight of the house is the extended L shape open plan kitchen/dining/living space, perfect for entertaining or for the family to get together with the luxury of underfloor heating. The kitchen area is well appointed with a Cooke and Lewis kitchen boasting a range of base and eye level units with work surfaces over, incorporating a large induction hob, concealed rising extractor hood, twin ovens, dishwasher, inset sink, alcove fridge freezer, breakfast bar and windows and doors overlooking and giving access out to the rear garden.

There is a generous living/dining area with a lovely tiled floor in a herringbone pattern, log burner adding a cosy feel and a wide set of bi fold doors, bringing the outside in. The dining area has skylights and window framing views to front. An outstanding space needing to be seen to be appreciated.

Off the kitchen is a useful utility room with additional appliance space and door to a guest WC with close coupled WC and wash hand basin.

To the first floor, the property has the benefit of five bedrooms offering plenty of first floor space with a superb master suite having a large bedroom area, skylights, window framing views to front and a good sized en suite shower room with shower cubicle, pedestal wash hand basin and WC plus the benefit of underfloor heating.

The four further good sized bedrooms all share a well appointed family bathroom comprising jacuzzi bath with shower over and shower screen, pedestal wash hand basin and WC.

The outdoor space is plentiful as well with a well arranged rear garden having a low maintenance approach with a mix of decking, paving and artificial lawn, together with an ornamental pond and side entrance via gate. There is also a summer house available by separate negotiation with a pergola next to it, making the garden space perfect for entertaining in spring and summer months.

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/07122023

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





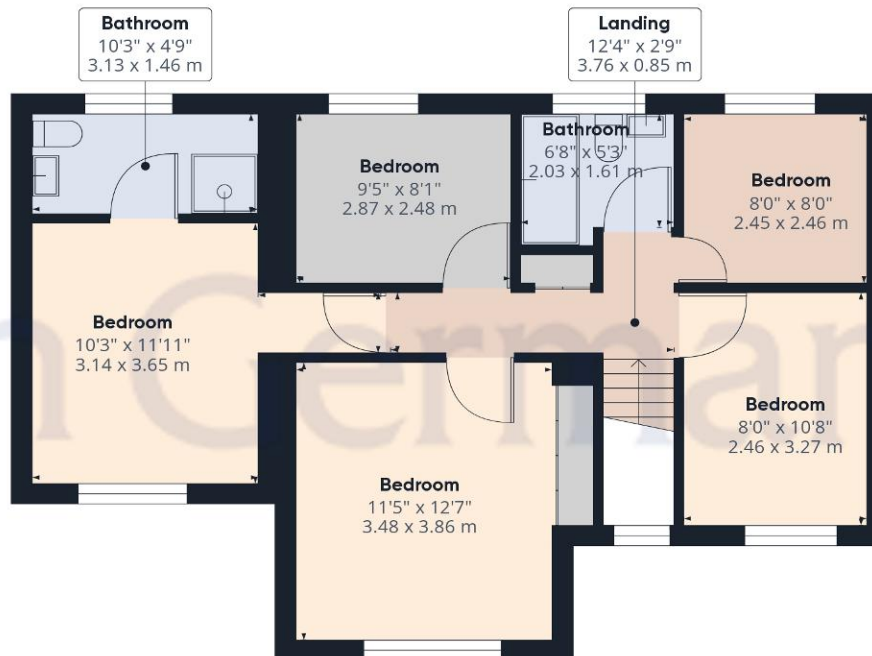








Ground Floor



Floor 1

Approximate total area^{tn}

1560.74 ft²

145 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.

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	72 C	80 C
55-68	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
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JohnGerman.co.uk Sales and Lettings Agent



