

Goodwood Close

Stretton, Burton-on-Trent, DE13 0FP

John 
German





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£375,000

This lovely detached home is perfect for a family to grow into, offering plenty of space and storage, with highlights including three reception rooms, breakfast kitchen with island, four good sized bedrooms with en-suite to master, long drive and detached garage in a popular location.



This lovely modern detached is ready to move into, in a popular residential location just off Athlestan Way, handy for schools for all ages together with Stretton centre close by with a wide range of amenities and facilities on offer, and with excellent access to the A38 perfect for those commuting to the nearby centres of Derby, the cathedral city of Lichfield and Birmingham.

The ground floor features a fantastic layout with three reception rooms and a breakfast kitchen. The accommodation begins with a generous reception hallway with wooden flooring, staircase off to the first floor, useful understairs storage and doors leading off.

To the left there is a home office, currently used as a cosy snug with window framing views to front.

Across the hallway is a good sized separate dining room with bay window framing views to front, and to the rear of the house there is a light and spacious lounge with French doors opening out to the rear gardens.

At the heart of the house there is a good sized breakfast kitchen equipped with a range of base and eye level units with work surfaces over, together with a matching central island, window and door opening out to the rear gardens.

Completing the ground floor accommodation is a good sized guest WC, with close coupled WC, wash hand basin and coat hooks.

To the first floor the galleried landing has doors leading off to four good sized bedrooms, the master is a generous double with built in wardrobes providing plenty of storage and en-suite shower room with shower cubicle, pedestal wash hand basin and WC.

There are three further good sized bedrooms, all sharing the family bathroom with bath, pedestal wash hand basin and WC.

Outside, the property has a long driveway leading to a good sized detached single garage which would make an ideal teenage den or annexe (STPP) with an up and over front entrance door, sash window overlooking the garden and door to the rear gardens, which are laid mainly to lawn with a hedge at the bottom and side entrance via gates on both sides of the house, with one side having extra space for bin storage.

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.

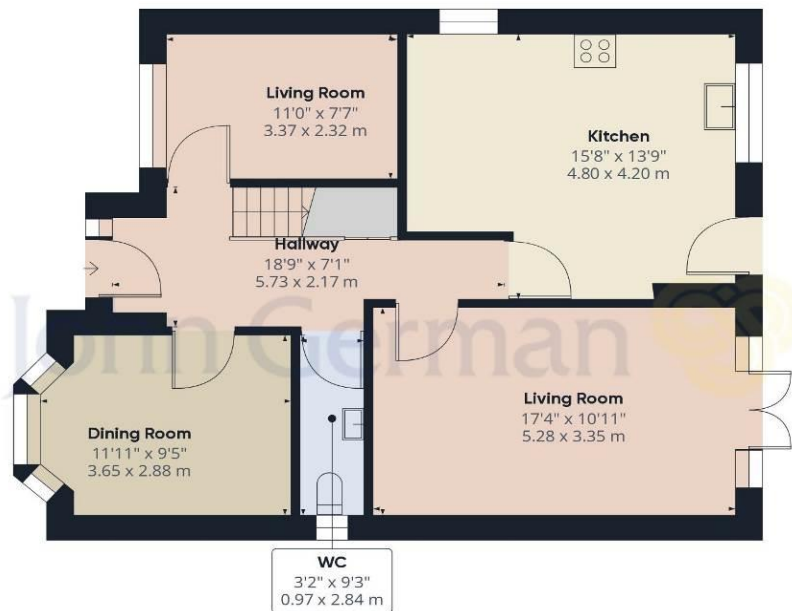
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05122023

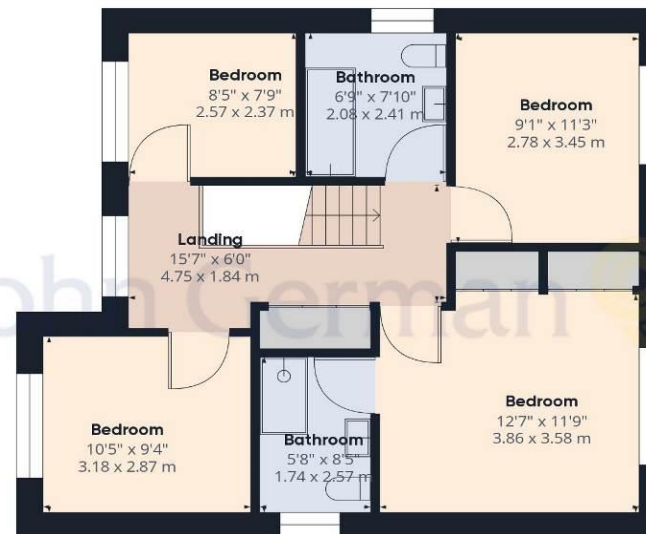
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

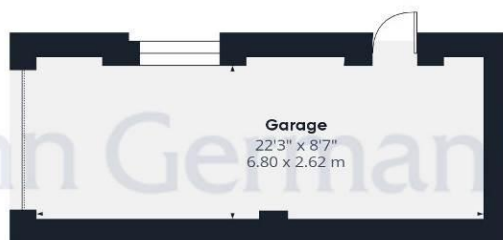
1562.96 ft²

145.2 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.

GIRAFFE360



Ground Floor Building 2



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 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	57 D	
39-54	E		
21-38	F		
1-20	G		



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