

Hillfield Lane

Stretton, Burton-on-Trent, DE13 0BN

John German





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£325,000

Lovely detached home on a South facing plot, superbly presented throughout with a refitted kitchen, bathroom, en suite and guest cloakroom making this a wonderful ready to move into family home.



Situated in a sought after position in Stretton on a lovely South facing garden plot, this ideal family home is well placed for amenities, schools and commuter links.

Set behind a decent sized front garden which is laid to lawn with established hedge and driveway providing off road parking, the front entrance door opens into the entrance hallway with practical wood effect flooring, stairs with useful understairs storage cupboard, and doors leading off.

The ground floor features two reception rooms, the first of which is a light and spacious lounge with a fire surround providing the focal point and double doors opening through to the second reception room, currently used as a separate dining room with French doors opening out to the rear garden.

Off the hallway is the highlight of the ground floor which is a stunning refitted quality kitchen featuring quartz work surfaces and gloss finished white base and eye level units, together with an integrated oven, hob, extractor and sink and drainer unit. An archway leads into the utility room which is refitted to match the kitchen having space for further appliances and a useful internal door opening into the garage which has extra loft space, an electric up and over front entrance door and door out to the rear garden.

Completing the ground floor accommodation is the refitted guest WC which has a luxurious feel having fitted vanity units with inset wash hand basin, tiled splashback, lit mirror, towel rail/radiator, concealed cistern WC and window to front.

To the first floor, the landing has doors leading off to four bedrooms, the master is a generous double with fitted wardrobes providing plenty of storage, window framing views to front and a superbly appointed refitted en suite shower room with shower cubicle, vanity wash hand basin, lit mirror and concealed cistern WC.

There are three further good sized bedrooms, all sharing a fantastic refitted main family bathroom with tiled walls, fitted bath with shower over and shower screen, vanity units providing useful storage with inset wash basin, close coupled WC, mirror with lighting and window to side.

Outside, the property has a good sized rear garden laid mainly to lawn enjoying a lovely southerly aspect with established borders and side entrance via gate. To the front there is a driveway providing ample off road parking and a generous front garden.

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

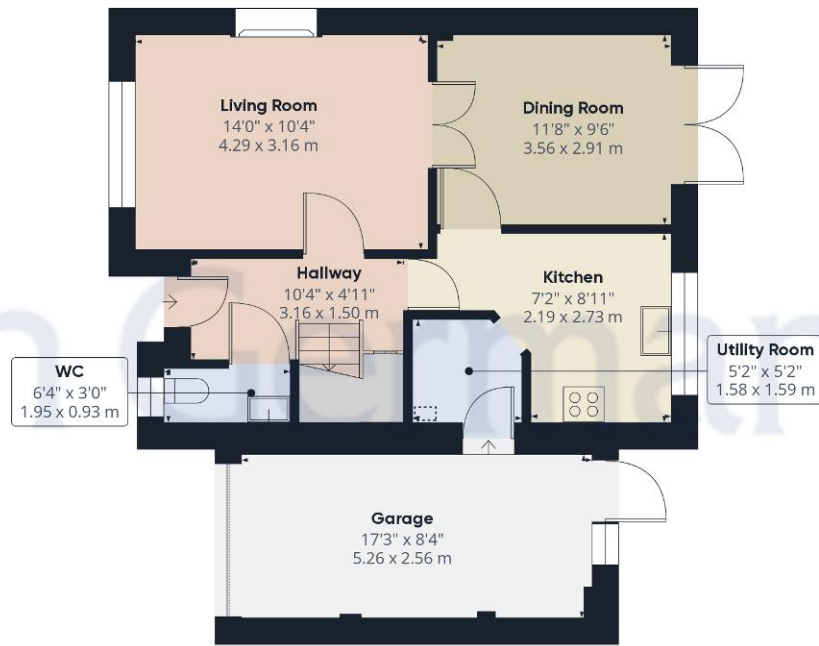
www.eaststaffsbc.gov.uk

Our Ref: JGA/04122023

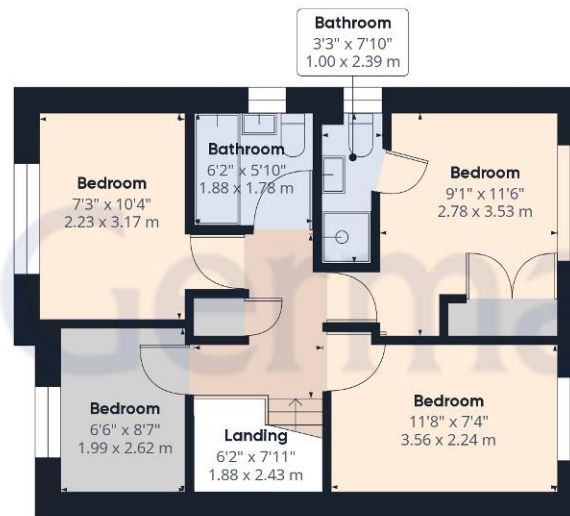
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1057.63 ft²

98.26 m²

Reduced headroom

0.7 ft²

0.06 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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