

Beech Avenue

Stretton, Burton-on-Trent, DE13 0DT

John German





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£220,000

An amazing extended and improved semi detached with drive, garage and large rear garden, featuring two reception rooms plus a superb extended breakfast kitchen, utility room, two bedrooms and family bathroom.



This traditional semi detached has undergone a superb renovation, standing on a fantastic garden plot ready for the new owner to move into and enjoy. Set behind a good expanse of driveway providing plenty of off road parking with a side entrance door opening into the reception hall with staircase off to first floor and doors leading off.

The lounge is a lovely light filled room with a large bay window framing views to front. Across the hallway is the dining room with useful under stairs storage cupboard and archway opening through to the highlight of the ground floor which is a stunning extended open plan breakfast kitchen. Featuring a high ceiling with skylights and a range of base and eye level units with a gloss finish and integrated appliances including double oven, hob, extractor, dishwasher and fridge freezer. There is also a breakfast bar, tiled floor through and window and French doors opening out to the rear garden. Off the kitchen is a useful utility/guest cloakroom with additional appliance space, base units, close coupled WC, wash basin and window to side.

To the first floor, the landing has doors leading off to two bedrooms and a bathroom. The master bedroom is a generous double with a lovely dual aspect with bay window framing views to front and window to side. Bedroom two is also generously proportioned with built in storage and window framing views to rear. The bathroom is well appointed with a suite comprising panelled bath with shower over and shower screen and vanity unit with WC, wash basin and towel rail/radiator.

The rear garden is a significant feature of this property, generous in its proportion with a paved terrace ideal for outside dining, a good stretch of lawn and a detached garage with an electric up and over front entrance door and additional pedestrian side door.

This is an outstanding two bedroom home, well placed for a wide range of local amenities in the centre of Stretton together with excellent transport links provided by the A38 and A50.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/21022024

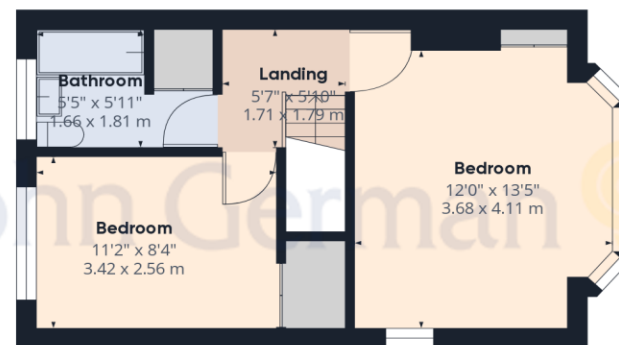
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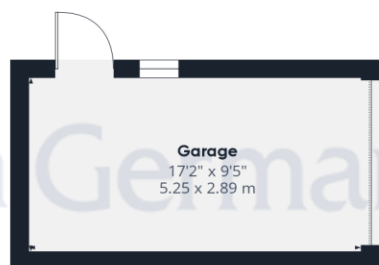




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

997.88 ft²

92.71 m²

(1) 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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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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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