

Beech Lane

Stretton, Burton-on-Trent, DE13 0DU

John German







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£297,950

A stunning contemporary detached home in a secluded position featuring a showhome standard interior together with low maintenance rear gardens with highlights including an amazing open plan kitchen/living/dining, utility, garage, three double bedrooms and a modern bathroom.

Situated in a secluded location serving just three properties is this stunning contemporary home that is presented to a stylish showhome standard throughout. Situated off Beech Lane in Stretton, handy for its wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways, canal walks and much more together with excellent transport links via the nearby A38 and A50.

The property has the benefit of a double width driveway and an integral single garage that has an up and over front entrance door and also houses the wall mounted gas central heating boiler.

Step inside the impressive reception hall with double height ceiling and the luxury of under floor heating throughout the ground floor.

The stunning open plan living, dining and kitchen extends to the full width of the property having two sets of bi-fold doors opening to the garden ideal for families and entertaining. The stylish kitchen is fitted with an extensive range of units complemented by marble effect work surfaces and a matching central island unit incorporating a breakfast dining bar. Integrated appliances include an electric hob, extractor hood, double oven, microwave, fridge freezer and dishwasher.

Also off the hall is a modern guest's cloakroom/WC and a useful utility room having further units, space for appliances, worktop with sink/drainer plus a practical door into the garage.

The substantial landing has a skylight and doors leading to the three generous double bedrooms all sharing a well appointed family bathroom with a bath, separate shower cubicle, WC, wash hand basin, chrome ladder radiator, contrasting tiling and a skylight.

The rear garden has been landscaped for low maintenance purposes having an extensive paved patio area, ideal for outdoor dining surrounded by gravelled areas and enclosed by fencing.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 D

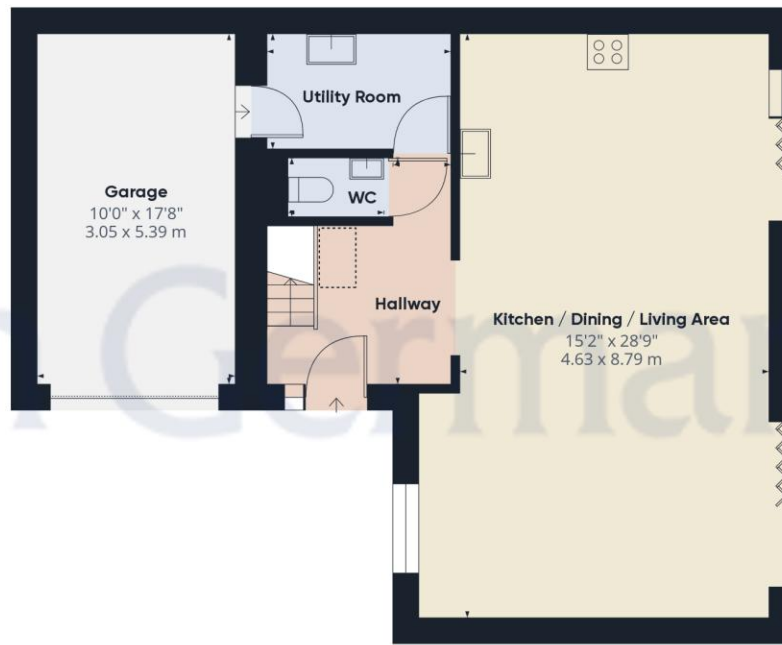
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24042024

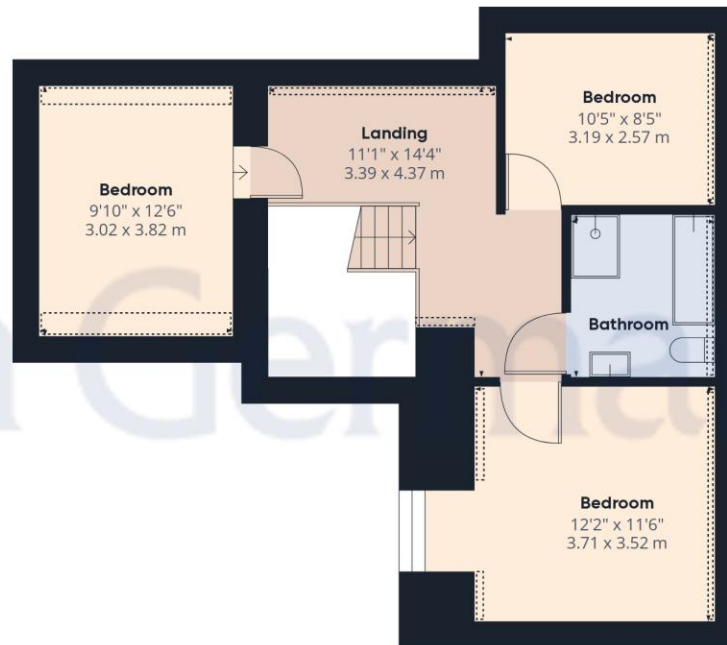
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1357.75 ft²
126.14 m²

Reduced headroom

43.42 ft²
4.03 m²

(1) 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

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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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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