

Barrington Close

Stretton, Burton-on-Trent, DE13 0YD

John 
German






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£500,000

A wide-angle photograph of a large, well-maintained garden. The garden features a large lawn area with a dark grey lounge chair on the left. A tall, dense green hedge runs along the back and left sides of the garden. To the right, there is a stone patio area with a small garden bed containing green plants. In the background, a wooden fence and a brick house are visible under a cloudy sky.

A superbly presented and exceptional quality family home, skilfully extended and equipped to the highest standard. Set within a quiet cul de sac in a prime location.

To the front there is a recessed porchway with attractive composite double glazed entrance door leading directly into the spacious reception hall which has Karndean quality flooring extending throughout many of the ground floor rooms as well, stairs off with attractive painted timber balustrade having open space below.

Off the hallway is a cloakroom WC fitted to a contemporary style with integrated WC and wash hand basin and quality Karndean flooring.

Also off the hallway, an oak glazed door leads directly into the sitting room or study which has a front facing bay window and glazed oak double doors leading to the lounge to the rear.

The breakfast kitchen has been superbly fitted in a range of contrasting base and wall units, plus a dresser style unit with illuminated glazed cupboards above and a central island/breakfast bar all surmounted by granite worktops. There is an integrated one and half bowl sink with mixer tap, granite upstands, integrated Neff induction hob with splashback and extractor hood over, quality integrated digital Hotpoint combination microwave oven grill together with matching electric fan oven and grill having a pyrolytic self-cleaning function, integrated dishwasher and plumbing inset for a American style fridge freezer for filtered water and ice maker, superb Karndean flooring to match, together with feature worktop and plinth lighting.

Off the kitchen is a utility room, this has a similar range of base and wall units with worktops and inset stainless steel sink with mixer tap, plumbing for an integrated washing machine, plinth lighting and heated towel rail. A uPVC double glazed door leads off to the side and an internal door gives access to the double garage.

The kitchen has an opening into the dining/garden room extension which also features the attractive Karndean flooring and a high vaulted ceiling having two Velux windows together with deep side picture windows and bifold doors opening out onto the garden and patio area. Also featuring wide oak glazed double doors returning to the beautiful and spacious lounge which gives a very flexible living and entertaining space. The lounge features an illuminated fireplace having inset living flame gas fire, coving to ceiling and double glazed patio doors in turn leading onto the garden.

To the first floor there is an excellent landing with attractive balustrade, fitted airing cupboard and access to the loft which is boarded.

The superbly spacious master bedroom comes complete with fitted wardrobes with two having mirrored front doors, and two windows to the front. This is complimented by an attractive en suite bathroom which is equipped with a P shaped bath in tiled surrounds, the mosaic shower fitting over and glazed screening, integrated unit with wash hand basin and low level WC together with chrome heated towel rail.

Guest bedroom two is equally impressive being exceptionally spacious and also comes with a luxury en suite having tiled shower enclosure with power shower, low level WC and pedestal wash hand basin.

Bedroom three is also an impressive double having fitted wardrobes, two rear facing windows whilst there is also a further bedroom four which equally could comfortably accommodate a double bedroom. These are served by a luxury family bathroom having freestanding centre fill bath with mixer tap and shower attachment, tiled surrounds, pedestal wash hand basin and WC, tiled corner shower with the mosaic fitting and glazed enclosure, chrome heated towel rail and tiled flooring.

The property is set within an attractive cul de sac having a landscaped front garden with lawns and borders flanked by a broad block paved driveway giving access to the double garage which has twin up and over doors and also houses the gas fired boiler. There is side access to both sides of the property leading to the enclosed rear garden which has been attractively landscaped having strategically placed spacious patio areas either side to take advantage of the early morning and evening sun, together with extensive lawns having decorative borders and dwarf stone walls.

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

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC - 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 E

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

Our Ref: JGA/24042024

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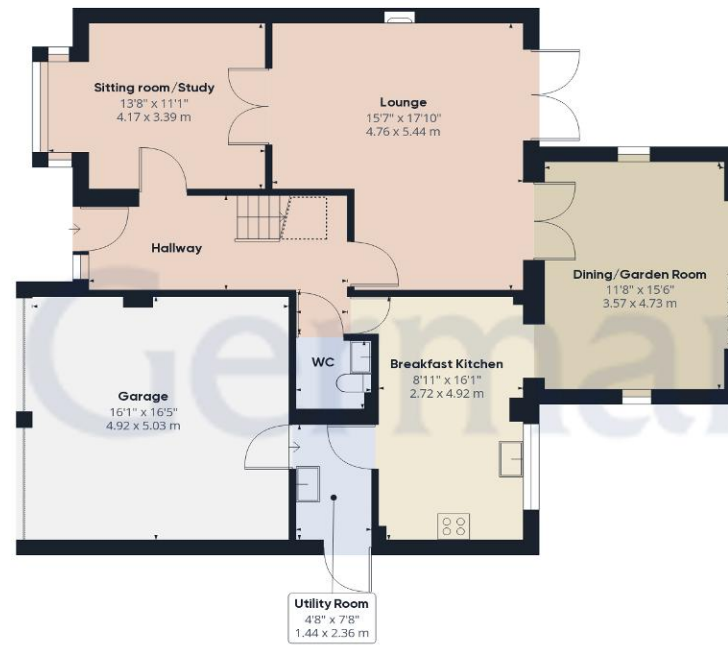




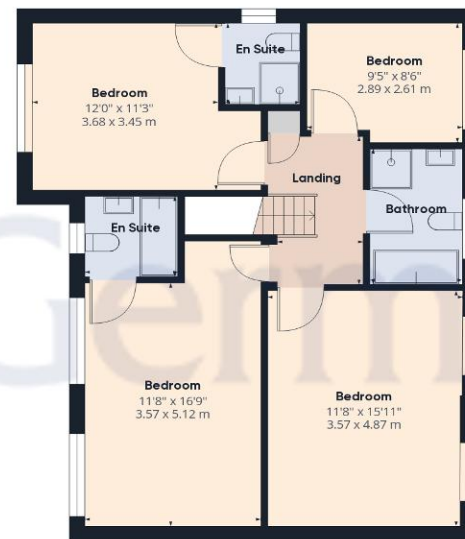








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2006.8 ft²

186.44 m²

Reduced headroom

13.89 ft²

1.29 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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