

# Stirling Rise

Stretton, Burton-on-Trent, DE13 0JP



A superb detached home perfect for a family located on a popular modern estate handy for the centre of Stretton having a long drive, garage, gardens, two reception rooms, smart kitchen, three bedrooms and family bathroom.

PLANNING PERMISSION FOR A TWO STOREY SIDE EXTENSION

£269,500

John German

Situated on a popular modern estate in a lovely cul de sac position is this impressive detached three bedroom home that is ready to move into. Handy for the centre of Stretton where there are a wide range of facilities including schools for all ages, Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

**The property has the added benefit of planning permission for a two storey side extension.**

Set behind a long driveway providing ample off road parking with adjacent lawned garden and a garage to the side with an up and over door.

Step inside the hall with stairs to the first floor and a door into a good sized lounge with window to front, a focal point fireplace and wide open doorway into a lovely dining room having patio doors out to the rear garden.

Off the dining room is a smart kitchen fitted with a range of gloss base and eye level units with contrasting worksurfaces, decorative tiled splash backs and integrated oven, hob and extractor fan. A window overlooks the rear and a door opens to the side elevation.

On the first floor there are three bedrooms, the master is a particularly generous double with two windows framing views to the front and built in storage. It does offer the potential to add an en suite, subject to the usual planning regulations. Bedrooms two and three overlook the rear garden and the family bathroom is well appointed having a modern white suite comprising panel bath, pedestal wash hand basin and WC plus contemporary wall tiling.

To the rear is a wide paved terrace ideal for outdoor dining and entertaining with a lawn beyond surrounded by display borders plus an additional corner seating area. There is a useful rear entrance door into the garage and side gated access leads to the front.

**Note:** The EPC was carried out prior to further enhancements made by the current owners.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband 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 C

**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

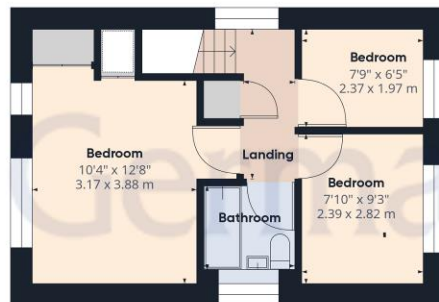
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15052024

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Ground Floor



Floor 1

John German

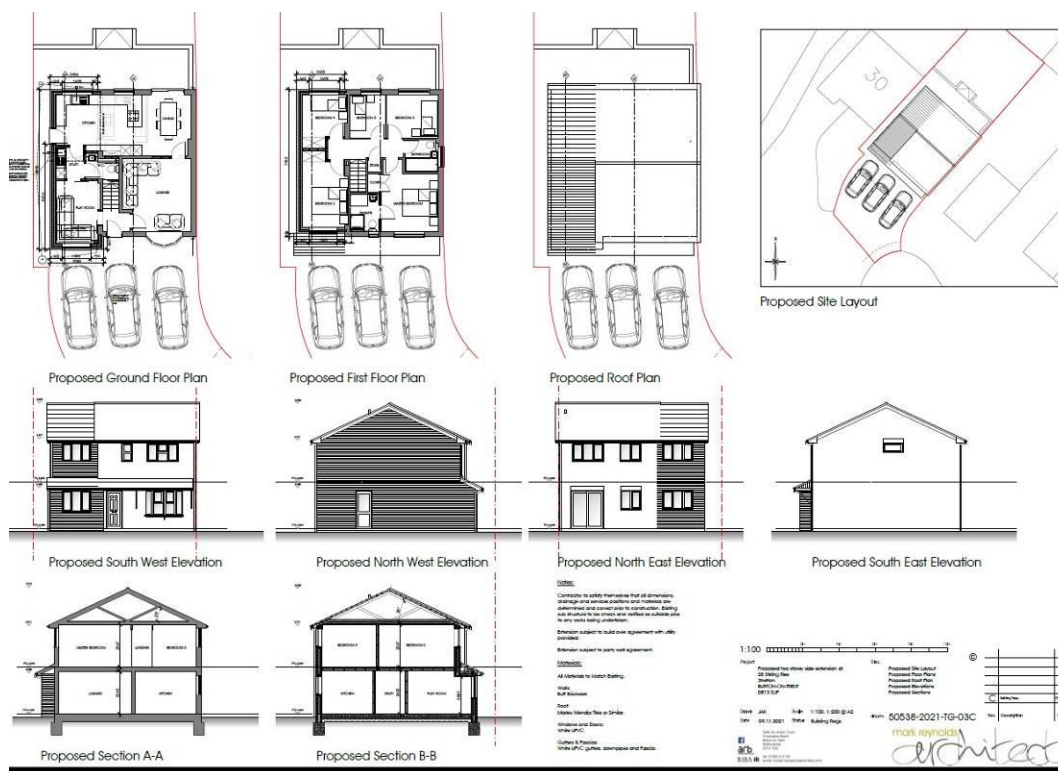
Approximate total area<sup>®</sup>  
885.01 ft<sup>2</sup>  
82.22 m<sup>2</sup>

(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.

GIRAFFE360





### Agents' Notes

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### Referral Fees

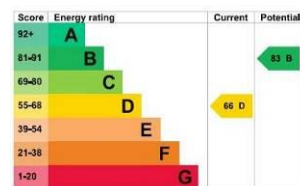
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.  
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