

Nene Close

Stretton, Burton-on-Trent, DE13 0YA



An Impressive detached family home situated in a popular cul-de-sac location within the popular village location of Stretton.

£375,000

John German

An open porch and composite entrance door lead to the entrance hall with attractive oak finish laminate flooring, carpeted stairs rising to the first floor landing and doors off into the living room, kitchen and guest cloakroom comprising of low level WC, wash hand basin and double glazed window to the front aspect with a continuation of the laminate flooring, and a useful understairs cupboard.

The well-proportioned lounge has a UPVC double glazed bay window to the front aspect, a feature electric fireplace, tiled hearth and oak effect surround, there is carpeted flooring, two ceiling light points and UPVC Double glazed French doors leading out to the garden.

The generously sized breakfast kitchen has tiled flooring and features a comprehensive range of matching wall and base units with space for a range style cooker, and undercounter space for a washing machine and dishwasher. There are windows to two aspects, a wall mounted Worcester gas central heating boiler and a door leading out to the rear garden, there is a separate dining space with a UPVC double glazed window to the front aspect.

The first-floor landing provides access in to the roof space via a loft hatch and has an airing cupboard, as well as doors off to four bedrooms and the family bathroom. The spacious master bedroom has a range of built in wardrobes with mirror fronted door, a further overstairs cupboard providing additional storage and a door leading in to the en suite shower room with tiled shower enclosure, pedestal wash basin and WC.

The second and third bedrooms also are double rooms and benefit from having built in wardrobes, the slightly smaller bedroom four has a window with a garden view to the rear, carpeted flooring and a ceiling light point. The modern recently re-fitted family bathroom comprising of white bath with rainfall shower over, low level wc, wash hand basin, chrome heated towel rail,

herringbone effect flooring and an obscured UPVC double glazed window to the rear aspect.

The property sits on a delightful corner plot and outside to the front of the property is a large block paved driveway providing off-road parking for several vehicles and a lawned garden to the side with a variety of plants & shrubs. To the rear there is a beautifully maintained private rear garden with a patio seating area, two garden sheds, lawned garden and well stocked raised borders.

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: Mains 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 D

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

Our Ref: JGA20052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German

Approximate total area^m
1225.14 ft²
113.82 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.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244

burton@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent