

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.



£365,000

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

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Ground Floor



Floor 1

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Approximate total area¹⁾
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		

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