

Faraday Avenue

Stretton, Burton-on-Trent, DE13 0FX

John
German





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£375,000

A superb spacious modern detached home in a lovely end of cul de sac position. Perfect for a family and ready to move into with highlights including four good size bedrooms, two reception rooms, breakfast kitchen, lovely gardens with detached home office/studio, driveway and garage.



Situated in a popular cul de sac located in the heart of Stretton, handy for a wide range of amenities and facilities together with being well placed for schools for all ages close by, is this impressive detached family home. Offering plenty of space and storage and ready to move into.

Set behind a good expanse of driveway providing ample off road parking and access to a garage with an up and over front entrance door. The front door opens into a large reception hallway with practical wood effect floor, staircase off to first floor and useful understairs storage cupboard.

There are two reception rooms on the ground floor, the first of which is a lovely light and spacious lounge with a contemporary fire, window framing views to front and double doors opening through to a spacious dining room which has French doors opening out to the rear garden.

Off the dining room and the hallway is a smart breakfast kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for breakfast table, window framing views across the rear garden and door onto a useful utility room. The utility room has additional appliance space, base and eye level units, door opening out to rear garden and a useful internal door opening into the garage.

To the first floor, a good sized landing has doors leading off to four bedrooms. The master is a particular highlight with fitted wardrobes providing plenty of storage and a luxurious feel with spotlights and window framing views to front. It also has the benefit of a dressing area and an en suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedrooms two and three are both good sized doubles and an L shape fourth bedroom offers an ideal single bedroom or work from home office, all three sharing a well appointed family bathroom.

The garden to rear is laid to lawn with a paved terrace ideal for outside dining but also with an outstanding and unique feature of a superb detached home office/studio offering an ideal work from home space separate to the house, together with an additional storage facility.

Viewing is highly recommended to appreciate this fabulous, all round family home.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Cable - 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

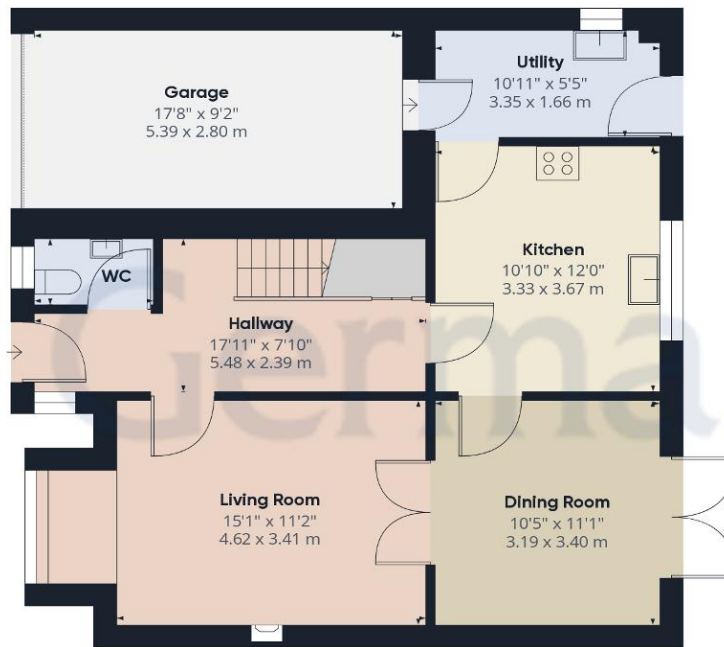
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/17052024





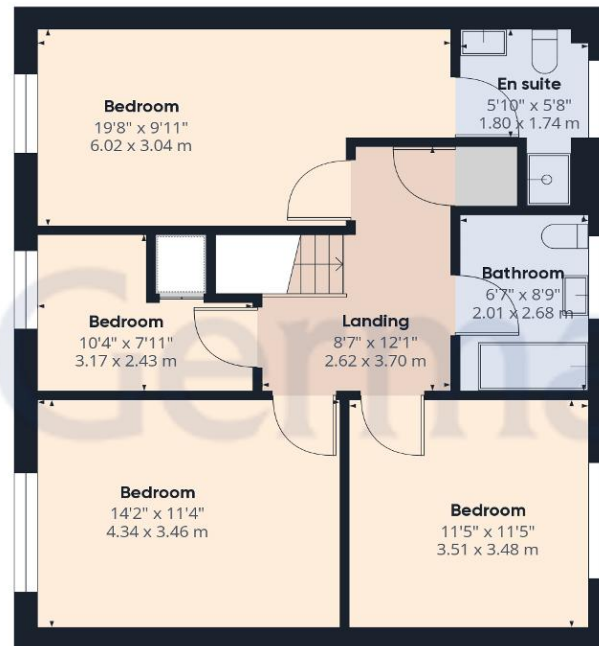


Ground Floor

Approximate total area

1532.67 ft²

142.39 m²



Floor 1

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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