

# The Fletches

Stretton, Burton-on-Trent, DE13 0XX

John  
German





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£425,000

Situated on a sought after cul de sac is this charming detached bungalow boasting plenty of living accommodation throughout (approx 1247 sq. ft) The home is enhanced by a superb rear extension that has created a stunning living space complemented by a recently landscaped rear garden.

Upon entering the bungalow, you are greeted by a welcoming hallway that leads to a spacious living room, ideal for relaxing evenings with family and friends. The current sellers have thoughtfully extended to the rear of this room creating a beautiful and spacious living space. This is undoubtedly the heart of the home, with bi fold doors leading out to the recently landscaped rear garden.

The kitchen is a good size and practical with integrated appliances including eye level electric oven and induction hob with cooker hood above. Conveniently located next to the kitchen is the utility room which is fitted with a dishwasher, washing machine and tumble dryer.

The property boasts three well-proportioned bedrooms, the master bedroom is particularly impressive offering generous space with built in wardrobes and its own en suite.

The third bedroom is currently used as a study but alternatively would fit a single bed. To finish the living accommodation internally, the home also offers a modern fitted family bathroom with shower over bath with glass shower screen, wash hand basin and low level flush WC complemented by stylish, contemporary tiling.

This home is situated on an enviable sized, corner plot which offers a brilliant sized, block paved driveway to the front with access to the internal garage. The rear garden features a beautifully paved patio area perfect for al fresco dining or entertaining. The patio seamlessly extends from the rear extension, creating a wonderful flow between indoor and outdoor living spaces. This setup is perfect for hosting summer barbecues or gatherings with family and friends. The well-maintained lawn is surrounded by lush greenery and mature shrubs, offering a sense of privacy and tranquillity. The vibrant landscaping, with a variety of plants and flowers, adds a touch of natural beauty and colour to the garden.

Situated in the highly sought-after area of Stretton, The Fletches offers an idyllic blend of peaceful suburban living with excellent accessibility. Stretton boasts a range of local amenities including shops, cafes, and essential services, ensuring that all your daily needs are met with ease. The area is served by highly regarded schools making it a popular choice for families. Transport links are exceptional, with convenient access to major road networks such as the A38 and A50, facilitating easy commutes to nearby towns and cities. Public transport options are also readily available, providing reliable connections to Burton upon Trent and beyond. The Fletches enjoys a quiet, residential feel while still being within close proximity to the vibrant town of Burton upon Trent, renowned for its rich brewing history.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Brick    **Parking:** Drive    **Electricity supply:** Mains

**Water supply:** Mains    **Sewerage:** Mains    **Heating:** Mains

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

**Broadband type:** Fibre    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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25072024

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Approximate total area<sup>(1)</sup>

1247.54 ft<sup>2</sup>

115.9 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.

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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		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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