

# Knightsbridge Way

Stretton, Burton-on-Trent, DE13 0WH

John German



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£375,000



This extended detached home offers exceptional living space with a thoughtfully designed layout, including a generous extension to the rear. Finished to a high standard throughout, this home is perfect for families seeking modern living in the desirable village of Stretton.

John German 



Situated in the sought-after area of Stretton, Knightsbridge Way enjoys a prime position within a friendly and well-connected community. Stretton offers excellent local amenities, making it ideal for families and professionals alike. Just moments away, you'll find a range of conveniences, including supermarkets, cafes, pubs and restaurants, catering to all essential needs. Families will appreciate the proximity to good schools such as, The De Ferrers Academy, Eton Park Junior, Horninglow Primary and many more. For commuters, the property is exceptionally well-placed, with quick access to the A38 and A50, providing seamless links to Derby, Burton-upon-Trent, and beyond.

Entering the home through a welcoming hallway that leads into a bright and spacious lounge with bay window to front. Following on, you will find the modern fitted kitchen featuring a stylish range of matching wall and base units with contrasting worktops above, base level electric oven, induction hob with cooker hood above, sink drainer, plumbing for washing machine.

Off the kitchen, you will find the conveniently located WC.

To the rear of the home, the sellers have created a showstopper of an extension. This reception room is a perfect space to entertain with bi folding doors leading out to the rear garden.

The first floor comprises four well-proportioned bedrooms, each tastefully finished. The master bedroom benefits from a modern fitted en suite and has a shower enclosure, WC and wash hand basin. The other three bedrooms then share a family bathroom which has a shower over the bath, WC and wash hand basin plus complementary tiling.

To the front, the home is accessed just off the main stretch of Knightsbridge Way and has a generous sized driveway to front, with space for multiple vehicles. You can access the integral garage to the front via up and over doors or from an internal door in the kitchen. The garage has power and lighting throughout.

The rear garden is mainly laid to lawn and is privately enclosed to the perimeter. The garden also features a decking area, which is perfect for outdoor seating and entertaining.

**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:** 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:**

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

**Our Ref:** JGA/28102024

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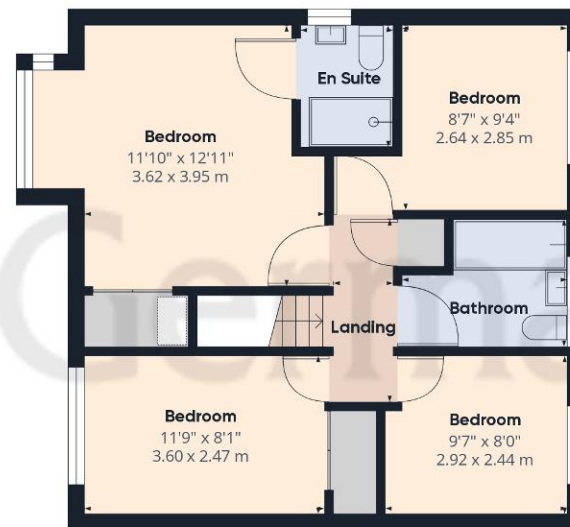


Ground Floor

Approximate total area

1423.84 ft<sup>2</sup>

132.28 m<sup>2</sup>



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.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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