Highgrove Close

Stretton, Burton-on-Trent, DE13 0ES







Nestled in a highly sought-after cul-de-sac in Stretton, this beautifully presented semidetached home is ideal for first-time buyers or young families. The property boasts a range of impressive features, including ensuite to master bedroom, internal garage, contemporary design and many more.

£215,000



Since purchasing the property in 2016, the current owners have transformed this house into a modern and stylish family home. The extensive renovation includes newly fitted bathrooms, modern open plan kitchen/diner, landscaped rear garden, new windows and much more. This home perfectly balances style and functionality, offering a move-in-ready experience for its next owners.

Highgrove Close is situated in the much sought after village of Stretton. The property benefits from excellent local amenities, including schools, shops, and recreational facilities. The location offers convenient access to major road networks, making it ideal for commuters. The home is also well placed for schools, primary schools in close proximity include Eton Park Junior, Lansdowne and Horninglow Primary. The main secondary school is The de Ferrers Academy which is rated good by Ofsted.

As you approach the property at the bottom of the cul-de-sac, the home enjoys a spacious driveway. The driveway allows off road parking for multiple vehicles via a tarmacked driveway. From the front, you can also access the internal garage, which has electric up and over doors to front, with power and lighting inside. The garage can also be accessed internally from the kitchen.

As you step into the home, you're welcomed by a charming entrance porch leading directly into the spacious living room. This inviting space features window to front with wooden shutters and built in media unit under the stairs.

The living room flows effortlessly into a versatile reception room, offering flexibility as a home office, dining room, or playroom. Flooded with natural light, this space boasts French doors that open out to the rear garden. The modern fitted kitchen is accessed from the reception room and features matching wall and base units with wooden worktops above, base level electric oven, induction hob with cooker hood above, integrated fridge freezer, ceramic sink and drainer and vertical wall radiator.

To the first floor landing, the home offers three generous sized bedrooms. The master bedroom is the pick of the three, having its on en suite. The en suite includes a walk-in shower, wash hand basin and low level w/c.

The other two bedrooms then share the family bathroom. The family bathroom a bath with mixer taps, low level flush w/c and wash hand basin.

The vendors have thoughtfully designed a stunning outdoor space, perfect for relaxation and entertaining. The recently landscaped rear garden offers a paved patio area, spacious lawn and wooden fencing to the perimeter with venetian style fencing to the left side. The garden is a perfect complement to the home's modern interior, creating a seamless indoor-outdoor living experience.

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: Driveway Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

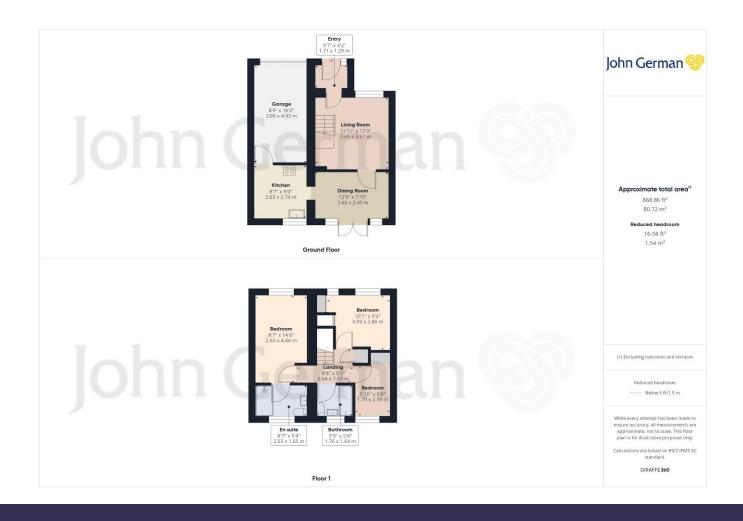
Broadband type: TBC

See Ofcom link for speed: https://checker.ofcom.org.uk/

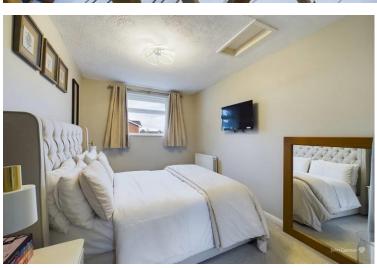
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA04122024

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 🧐





Agents' Notes

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.

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.

AWAITING EPC MEDIA











John German

129 New Street, Burton-On-Trent, Staffordshire, DE14

01283 512244

burton@johngerman.co.uk





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