

# Highgrove Close

Stretton, Burton-on-Trent, DE13 0ES



Nestled in a highly sought-after cul-de-sac in Stretton, this beautifully presented semi-detached 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

John German 

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. A new boiler is also being fitted. 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 own 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA04122024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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