

The Belfry

Stretton, Burton-on-Trent, DE13 0XS



Available with no upward chain and situated in a lovely cul-de-sac location is this well maintained, detached bungalow with a good expanse of block paved driveway, detached garage, two good size bedrooms, fitted kitchen, spacious lounge/diner plus conservatory, shower room and gardens.

£300,000



John German 

Situated in a lovely part of Stretton, handy for a wide range of amenities with Stretton village centre close by having a Co-op store, Morrisons, Birds bakery, eateries and takeaways together with bus services, church and excellent transport links provided by the A38 and A50.

The bungalow is available with the advantage of no upward chain.

Set in a peaceful cul-de-sac location with a large block paved driveway providing ample off-road parking and access to a detached garage.

A side entrance door opens into a welcoming L shape entrance hallway with doors leading off.

The bungalow features a lovely layout with two front facing spacious bedrooms, the master being a particular impressive double.

Further along the hallway is the shower room which is fitted with a suite comprising shower cubicle, pedestal wash hand basin and WC.

Across the hallway is a smart fitted kitchen equipped with a range of base and eye level units with space for appliances and window and door to side.

Across the rear width of the property is a spacious living/dining room with a lovely aspect over the rear garden. Patio doors open into a conservatory offering an excellent extra sitting/garden room.

The garden to rear features a paved terrace ideal for outside dining, together with shaped lawns and borders. Side entrance via gate.

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 & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 D

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

Our Ref: JGA/03062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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