

Athlestan Way

Stretton, Burton-on-Trent, DE13 0XZ

John German




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£397,500



A deceptively spacious, extended and enhanced detached family home in a fabulous position including 4 double bedrooms, en suite, spacious bathroom, a substantial living/dining room, conservatory and an impressive breakfast kitchen, broad drive, garage and established gardens.

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Situated on a popular development on the Rolleston Road side, the property has been extended offering plenty of space and storage. Stretton has a wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

The property is set back behind a shaped lawn and broad driveway providing plenty of parking and access to the integral garage with a roller door. Step inside the entrance hall with practical flooring, stairs to the first floor and access into the garage. On your left is an amazing open plan living and dining room. The good sized dining area faces the front while the even larger living area has a contemporary focal point gas stove and wide French doors into a wide conservatory having a glazed roof and access to the rear garden.

The impressive breakfast kitchen has been extended having skylights and a range of units providing plenty of storage having contrasting worktops over incorporating a breakfast bar. Integrated appliances comprise a double oven, six ring gas hob, extractor hood, dishwasher, wine cooler and hot water tap. A handy utility area within the kitchen has additional appliance spaces for a washing machine and tumble dryer plus a door leading to a wide side access. Completing the ground floor is the guest's cloakroom that has been modernised having a WC, wash basin and window to side.

On the first floor, the master bedroom overlooks the rear and has mirrored wardrobes plus its own en suite shower room with contemporary fittings. The three further good sized bedrooms are served by a spacious family bathroom fitted with a modern suite.

The lovely rear garden has a shaped lawn and various seating areas, mature planted beds and borders.

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: 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 D

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

Our Ref: JGA/17062025

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Ground Floor

Approximate total area⁽¹⁾

1557 ft²

144.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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