Athlestan Way

Stretton, Burton-on-Trent, DE13 0XZ















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

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1 st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

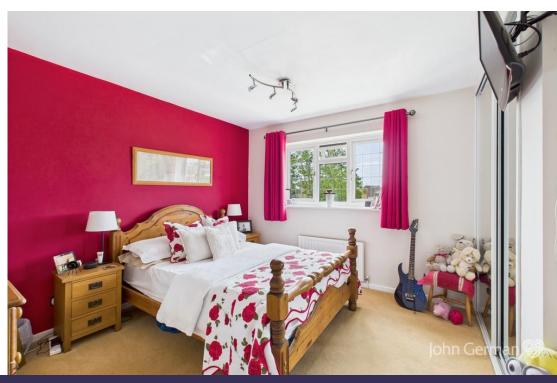














John C



Ground Floor

Approximate total area⁽¹⁾

1557 ft² 144.7 m²



(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.

GIRAFFE360

Floor 1



Agents' Notes

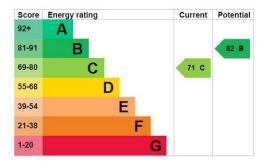
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Referral Fees

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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