

Kedleston Close

Stretton, Burton-on-Trent, DE13 0FN



This lovely semi detached offers a fantastic family home set in an established location well presented throughout and ready to move into with three bedrooms, two reception rooms, a fitted kitchen, wonderful established gardens, long driveway and single garage with electric door, offered with the advantage of no chain.

£235,000



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The front door opens into a welcoming entrance hallway with a wood effect floor and staircase off to the first floor. A door leads into a light and spacious lounge with window framing view to the front together with a fireplace providing the focal point. Glazed double doors open into the dining room which has a useful stair storage cupboard, practical wood effect flooring and French doors opening to the pretty established rear garden. An archway creates an open plan feel through to the kitchen which is fitted with a range of cupboards providing plenty of storage, an integrated gas hob, electric oven, extractor hood, space for further appliances and window framing views of the rear garden.

The first floor landing has a loft hatch/ladder and airing cupboard plus doors to three bedrooms. The master bedroom has storage with fitted mirrored wardrobes and a built in cupboard together with two windows framing views to front. Across the landing are bedrooms two and three, both with views of the rear gardens and all three share the well appointed modern shower room with a large glazed and shower enclosure, part tiled walls, wash basin, WC and towel rail/radiator.

The rear gardens are a particular highlight of this home offering wonderful established outdoor space with colourful borders and shaped lawns together with a wildlife pond, greenhouse and a timber garden shed that would be ideal as a workshop. The property also has the significant benefit of a long drive leading to a single garage with an electric door for easy access.

Stretton is a superb location for a family or those looking to downsize with schools close by for all ages and the centre of Stretton has lots of amenities including shops, a bakery, pubs, takeaways and places to eat together with excellent access to the A38.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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: JGA/12092025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area[®]
796 ft²
74 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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