

# Amberlands

Burton-on-Trent, , DE13 0PE

John  
German





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Guide Price £335,000

This exemplary detached property is located within the sought-after area of Stretton, having been fantastically modernised and improved by the current owners, boasting two en-suites as well as a fantastic garden room and underfloor heating.



Enjoying a prominent plot in this popular development in Stretton, this fantastic family home has been extensively remodelled and improved by the current owners, offering excellent potential for modern family living, with open plan kitchen/diner to the rear, as well as a garden room enjoying views and ultimate relaxation.

Set back from the road with driveway providing off street parking adjacent to a low maintenance front garden, a paved path leads to the front door which is inset providing a useful storm porch.

Entering, the entrance hallway is a great space with doors off to the downstairs rooms, having laminate floor running through and stairs rising to the first floor. Also accessed off the hall is a door giving access into the side of the garage, with up and over door to the front as well as appliance space and plumbing for a washing machine.

The lounge enjoys a double-glazed bay window to the front aspect, with focal point provided by a lovely feature fireplace with living flame fire and marble hearth. Twin glazed doors lead through into the dining kitchen which has undergone substantial modernisation and now features a host of high gloss wall mounted and base units with granite work surfaces over, inset sink and drainer, Smeg oven, NEFF induction hob with overhead extractor and granite splashback. There is also further appliance space for a large American style fridge freezer as well as space and plumbing for a dishwasher.

Underfloor heating runs throughout the room, flowing into the garden room which makes a fantastic space for sitting, having two skylights to the ceiling, and double patio doors opening out and providing enjoyable views of the landscaped rear garden. Completing the downstairs accommodation is the cloakroom, featuring a low level WC and wash basin with tiled splashback and laminate flooring.

Upstairs, the spacious landing gives access to the four double bedrooms, with bedroom one being an impressive size and benefiting from extensive built in storage space, two double glazed windows to the front aspect, as well as access to the en-suite which comprises tiled flooring with part tiled walls, and a suite of low level WC, circular marble wash basin and an enclosed shower cubicle.

Bedroom two also features built in wardrobe space, again with two double glazed windows to the front aspect and access to the jack & jill en-suite, with the other access being off bedroom four.

This en-suite again has a low level WC, circular wash basin and an enclosed shower cubicle. Bedroom three is a good sized double, with built in storage cupboard - the room is currently being utilized as a study, offering great potential for home working and also has a double glazed window to the rear. Completing the upstairs accommodation is the family bathroom, with tiling to the floor and walls, and white suite comprised of low level WC, circular plinth sat wash basin and panelled bath with mixer tap.

Outside, the property enjoys a private rear garden with gated side access with patio area and well-maintained lawn, flanked by attractive borders and a glazed summer house nestled in the corner of the plot.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

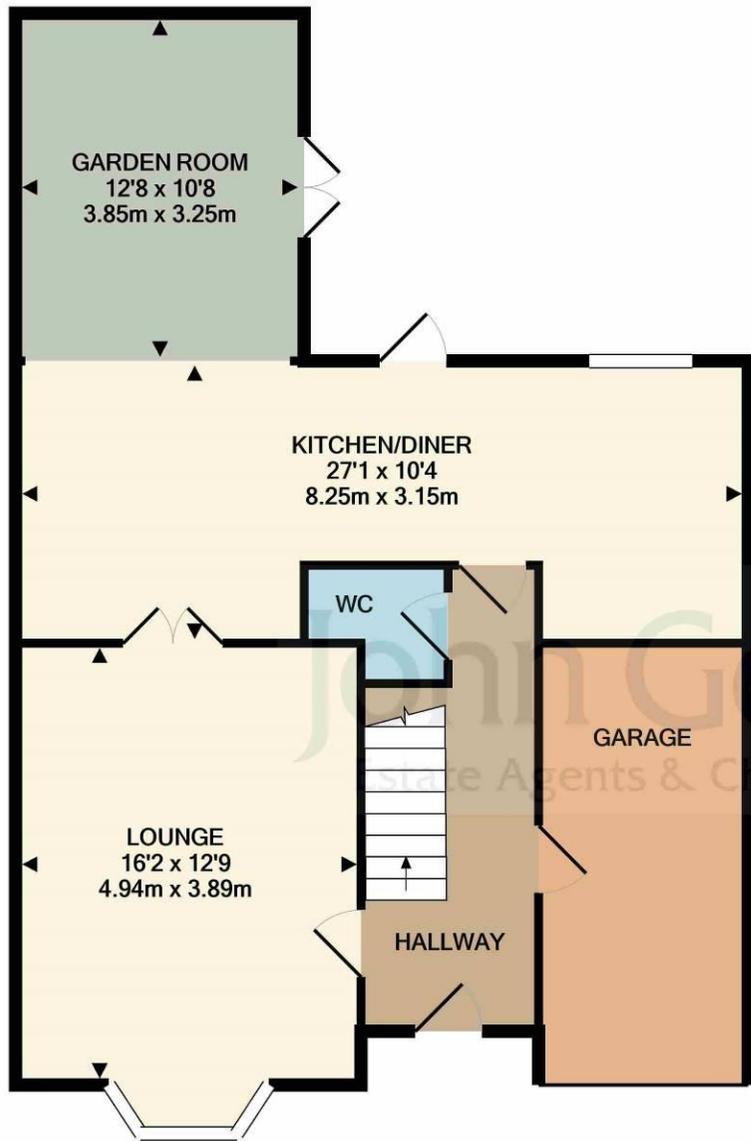
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/02102020

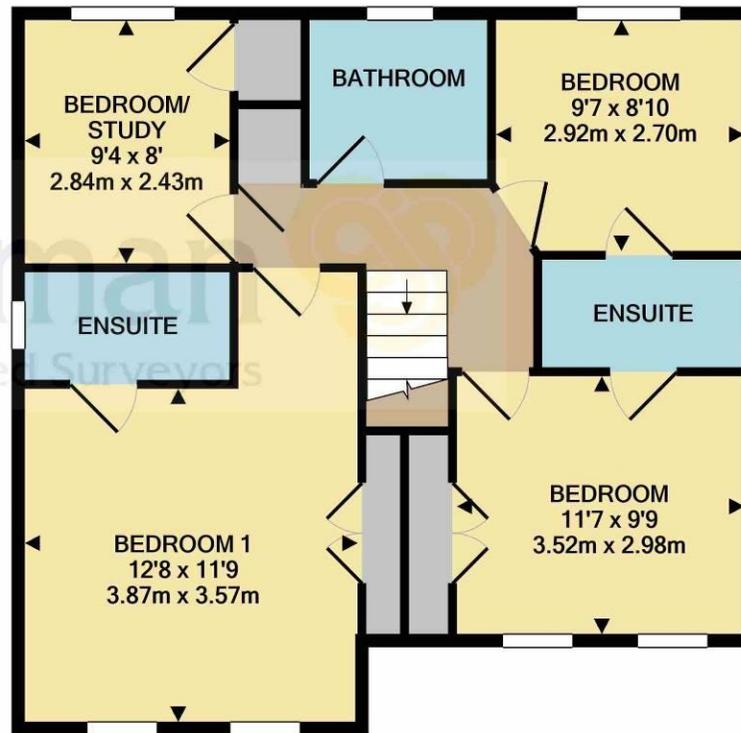
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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