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79 Church Road

, Stretton, Burton Upon Trent, DE13 OHE

Price **£360,000**



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## GENERAL INFORMATION

### THE PROPERTY

Situated in the well-regarded residential area is this traditional four-double-bedroom detached residence. The gas centrally heated accommodation is superbly presented throughout and offers spacious and flexible accommodation for a family. A side entrance door leads into the hall with an impressive dining kitchen with French doors out into the garden, a family room off the kitchen also having French doors out into the garden, a cloakroom, a lounge, and a good-sized study, essential for work from home.

On the first floor are four double bedrooms, the principal bedroom having an ensuite shower room and a well-presented family bathroom.

### OUTSIDE

Outside, to the front is vehicular standing, and to the rear is a landscaped garden providing a patio, terrace and summer house.

### ACCOMMODATION

Entrance door opening through to hall way

### HALLWAY

6'3" x 6'2" (1.90 x 1.87)

Door opening through to down stairs cloakroom

### CLOAKROOM

4'2" x 6'3" (1.26 x 1.90)

Is attractively finished with a built in w.c , vanity unit with hand wash basin, chrome heated towel rail, attractive tiled floors and matching wall surrounds, There is an obscure window to the side aspect and recessed ceiling down light.

### STUDY/PLAYROOM

9'0" x 11'7" (window to wall) (2.74 x 3.54 (window to wall))

Window to the front aspect, radiator and ceiling light point.

From the hall way is a wide opening through to the Superbly fitted and spacious kitchen diner.

### DINING AREA

13'0" x 10'10" (3.97 x 3.31)

Has attractive wood effect flooring, radiator and a door through to a walk in pantry

### PANTRY

3'0" x 7'6" (0.92 x 2.29)

Ideal use as a pantry or as a cloak cupboard

### KITCHEN AREA

12'9" x 14'4" (3.88 x 4.36)

Is fitted with a range of base cupboards, drawers, large units and

matching wall mounted cabinets. Attractive work tops inset with a four ring gas hob and a composite one and a quarter sink with side drainer. There are attractive copper splashbacks, attractive wood flooring and integrated appliances include a Bosch double oven and there is space for a washing machine. Contemporary style radiator. French doors leading out onto the rear patio with views out over the garden and the domestic hot water and central heating Worcester Bosch boiler is housed here. From the kitchen a further opens through and into the family room/snug.

### FAMILY ROOM/SNUG

9'2" x main area 18'4" (2.79 x main area 5.60)

Attractive wood effect flooring, French doors leading out onto the rear patio, window to the side aspect, feature fire surround with matching hearth with electric fire inset, there are ceiling light points and radiator.

### INNER LOBBY

With a door opening through to the formal lounge area

### LOUNGE

13'1" x 11'5" excludes walk in bay window (3.99 x 3.49 excludes walk in bay window)

Coving to ceiling, contemporary style radiator, carved fire surround with tiled hearth with attractive ornate tiled surrounds, and a living flame effect gas fire is in set.

### FIRST FLOOR

### LANDING

Having a window to the side aspect, radiator and doors leading off to

### BEDROOM ONE

13'0" x 11'3" (3.97 x 3.42)

Has a window to the front aspect, radiator, ornamental period style fire and door to luxury En suite

### EN SUITE/SHOWER ROOM

9'1" x 7'7" from window to shower wall (2.76 x 2.30 from window to shower wall)

Fitted with a large walk in shower with dual shower heads incorporating waterfall shower and hand held, a range of vanity units with storage and work tops over which is inset with a hand wash basin, further built in units providing further storage with a built in w.c. There is a window to the front aspect, chrome heated towel rail and ceiling light point.

### BEDROOM TWO

14'4" x 11'0" to the front of the wardrobe doors 9 (4.37 x 3.36 to the front of the wardrobe doors 3)

Has a range of built in wardrobes with sliding doors incorporating hanging space and shelving, there is a window looking out over the rear garden, ceiling light points and radiator.

Tel: 01283548194

### BEDROOM THREE

8'11" x 14'2" to front of wardrobes (2.72 x 4.32 to front of wardrobes)  
Having built in wardrobes providing hanging space and shelving and having sliding doors, window to the rear aspect, radiator and ceiling light point.

### BEDROOM FOUR

9'0" x 12'7" max 10'5" min (2.74 x 3.84 max 3.18 min)  
Has a window to the side aspect, radiator and ceiling light point.

### FAMILY BATHROOM

7'7" x 9'6" (2.32 x 2.90)  
Is equipped with a P shaped bath with mixer taps and separate shower over with glazed screen, vanity unit with hand wash basin inset and w.c, there are tiled surrounds, chrome heated towel rail, ceiling light point and light tunnel.

### OUTSIDE FRONT

The property sits back off Church Road behind a Tarmacadam driveway providing parking for several vehicles, ap ath leads either side of the property and leads into the fully enclosed rear garden.

### REAR GARDEN

Attractively landscaped and incorporates patio areas, shaped lawn, gravel areas and a further garden terrace. There is an attractive summer house, mature herbaceous borders and ample space for either shed or greenhouse.

### TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### CURRENT UTILITY SUPPLIERS

Water  
Gas  
Electric

Sewage  
Broadband supplier  
Broadband speeds  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>  
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>  
<http://www.derbyshire.gov.uk/>

### COUNCIL TAX BAND

East Staffordshire Borough Council - Band D

### VIEWING

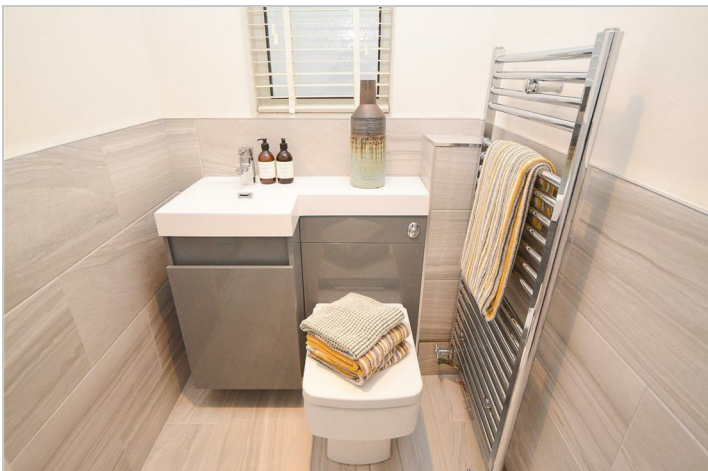
Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2023)/DRAFT

### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.  
<https://www.gov.uk/check-long-term-flood-risk>  
<https://www.gov.uk/government/organisations/environment-agency>  
<http://www.gov.uk/>

### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



## Road Map



## Hybrid Map



## Terrain Map



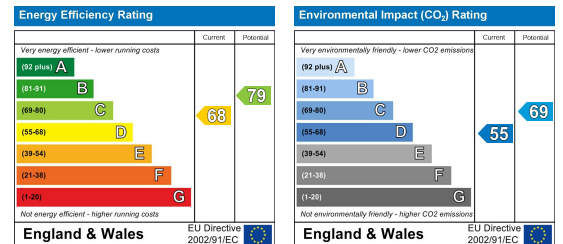
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.