



31  
Knightsbridge  
Way  
Stretton  
Burton-On-  
Trent  
Staffordshire  
DE13 0WH

Price £325,000

- Four bedroom detached
- Lounge
- Modern dining kitchen
- Conservatory with composite roof
- Modern Ensuite and bathroom
- Utility and Garage
- Drive and Gardens
- New windows were installed last year.

## GENERAL INFORMATION

### THE PROPERTY

Sitting on the popular Knightsbridge Way in Stretton is this modern four-bedroom detached residence. It has a modern kitchen and bathrooms and a conservatory with a composite roof. The gas centrally heated, and the double-glazed accommodation offers an entrance hallway with stairs off to the first floor. A spacious lounge with a walk-in bay window to the front aspect. A modern dining kitchen with a conservatory off. A utility that leads to a guest cloakroom and gives access into the garage.

Outside to the front, a driveway offers parking, and a path down the side opens into a fully enclosed rear garden with patio areas, lawn and shrub beds.

### LOCATION

Stretton is always a choice location for families with its close proximity to schooling at all ages and a range of shops, including supermarkets, a bakery, a pharmacy, public inns, and eateries. It offers great access for those who travel via the A38 and A50 to Derby, Birmingham, Lichfield, Sutton Coldfield, Uttoxeter and Nottingham





#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.62m x 1.42m (5'3" x 4'7")

Stairs off to first floor and door to lounge.

#### LOUNGE

4.11m max x 4.78m into bay window (13'5" max x 15'8" into bay window )

Bay window to the front aspect, coving to ceiling, ceiling light point and door through to dining kitchen.

#### DINING KITCHEN

3.17m to window x 5.62m (10'4" to window x 18'5")

Is equipped with a range of modern high gloss base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a one and a quarter composite sink with mixer tap over, there are recessed ceiling down lights, built in double oven and dish washer, space for American style fridge freezer, French doors opening through to conservatory and a further door opening through to the utility.

#### UTILITY

3.43m max x 1.94m (11'3" max x 6'4")

Has a base cupboard and matching wall mounted cabinet which incorporates the domestic hot water and central heating boiler, worktops are inset with a stainless steel sink and mixer, there is space for washing machine, tiled floor, door to the rear, further door to the garage and further door to the guest cloakroom.

#### GUEST CLOAKROOM

1.44m x 0.89m to window (4'8" x 2'11" to window )

Has a W.C., wall mounted hand wash basin with tiled splashbacks, obscure window to the side aspect, ceiling light point and continuation of the tiled flooring.

#### CONSERVATORY

3.25m x 4.39m (10'7" x 14'4")

Has wood effect flooring, French doors leading out onto the rear patio, ceiling light point and radiator.

#### GARAGE

5.05m length x 2.45m (16'6" length x 8'0")

Has up and over door, power and light.

#### FIRST FLOOR

##### LANDING

Having loft access point, window to the front aspect, useful storage cupboard and doors leading off.

##### BEDROOM ONE

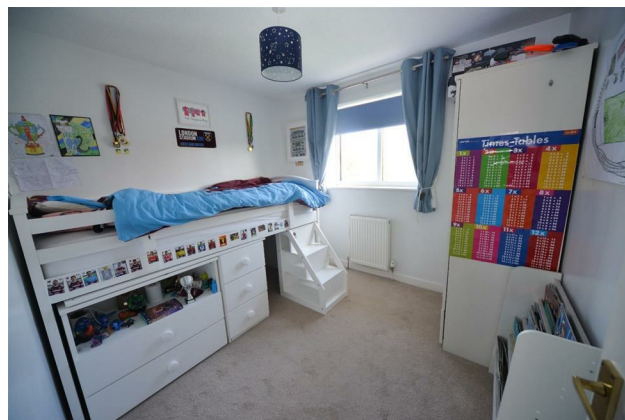
3.88m x 3.36m (12'8" x 11'0")

Is fitted with an extensive range of built in wardrobes with mirror sliding doors and high gloss doors with dressing table, drawers and over head cabinets, there is a window to the front aspect, radiator and ceiling light point. Door leads through into the En suite.

##### EN SUITE

1.89m to back of shower x 1.36m (6'2" to back of shower x 4'5" )

Has a window to the side aspect, W.C., pedestal hand wash basin and large shower enclosure with dual heads and glazed screen, there is a heated chrome towel rail, recessed ceiling down lights and tiled surrounds.



#### BEDROOM TWO

2.50m includes built in storage x 3.25m (8'2" includes built in storage x 10'7")  
Has a window to the front aspect, radiator, ceiling light point and a range of built in shelves with hanging rails.

#### BEDROOM THREE

2.55m to window x 2.80m (8'4" to window x 9'2" )  
Has a window to the rear aspect, radiator and ceiling light point.

#### BEDROOM FOUR

2.22m max to window x 2.94m (7'3" max to window x 9'7")  
Has a window to the rear aspect, radiator and ceiling light point.

#### BATHROOM

2.54m to window x 1.69m (8'3" to window x 5'6" )  
Is equipped with a shower bath with glazed shower screen, mixer taps and separate shower over, pedestal hand wash basin and W.C., there is tiling to the floor, tiled surrounds, obscure window to the rear aspect and ceiling light point.

#### OUTSIDE

The property sits back off Knightsbridge Way behind a tarmac driveway and adjacent lawn. To the rear is a fully enclosed garden with a fenced boundary having raised flower beds, shaped lawn and patio areas, there is ample space for patio table, chairs and sofa.

#### TENURE

FREEHOLD - 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.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas - Scottish Power  
Electric - Scottish Power  
Water - Mains - South Staffs  
Sewage - Mains  
Broadband supplier - Sky

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

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/environmental-agency>  
<http://www.gov.uk/>

#### CONDITION 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.



## SCHOOLS

<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/>

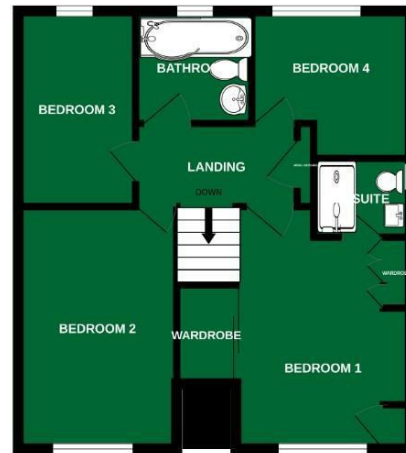
## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	83

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk