



**12 Longbow  
Close  
Stretton  
Burton-On-Trent  
DE13 0XY**

**Price £320,000**

- FAVOURED LOCATION
- BEAUTIFULLY PRESENTED AND UPGRADED BY THE CURRENT OWNERS
- NEUTRAL DECOR THROUGHOUT
- HALLWAY AND BEAUTIFULLY APPOINTED CLOAKROOM
- LOVELY LOUNGE WITH LOG BURNER AND BESPOKE FITTED STORAGE
- SUPERBLY FITTED KITCHEN WITH AMPLE SPACE FOR DINING TABLE
- CONSERVATORY
- THREE ATTRACTIVE BEDROOMS
- MODERN FITTED BATHROOM
- LANDSCAPED GARDEN, DRIVEWAY AND GARAGE



## GENERAL INFORMATION

Sitting in the desirable Longbow Close, Stretton, this superbly presented three-bedroom detached family home is a true gem. The current owners have meticulously upgraded the property, creating a comfortable and inviting atmosphere tastefully decorated in neutral tones throughout.

Upon entering, you are welcomed by a charming hallway that leads to a modern cloakroom. The light and spacious lounge features a delightful log-burning fire, perfect for cosy evenings, and seamlessly flows into a lovely kitchen diner, ideal for family gatherings and entertaining guests. The adjoining conservatory provides a wonderful space to enjoy the garden, even on cooler days, and offers direct access to the impressive patio area, perfect for al fresco dining.

On the first floor, you will find three attractive bedrooms equipped with built-in wardrobes, ensuring ample storage space. The modern fitted bathroom completes this level, offering a stylish and functional space for the family.

Externally, the property boasts a wide driveway that provides ample parking and leads to a garage. A side path grants access to the landscaped rear garden, which features a generous patio area for entertaining and a lawn, creating a perfect outdoor retreat.

This delightful home is ideally situated in a sought-after location, making it an excellent choice for families seeking comfort and convenience. This property is not to be missed with its modern upgrades and inviting spaces.





#### LOCATION

Longbow Close is a favoured location within Stretton. The A38 and A50 offer good travel to Derby, Lichfield, Birmingham, and Uttoxeter. Stretton has an excellent range of amenities: a supermarket, bakery, pharmacy, post office, hairdressers, beauty salon, public Inns, and a stunning village Church.

#### ACCOMMODATION

##### HALLWAY

4.67m length x 1.90m width 0.90m min (15'3" length x 6'2" width 2'11" min)

Has attractive wood effect flooring, ceiling light point, radiator, door to kitchen, door to lounge and further door opening through to the beautifully appointed guest cloakroom.

##### CLOAKROOM

0.88m max 0.70m min x 1.62m (2'10" max 2'3" min x 5'3")

Has attractive marble style sub tiles, W.C. and vanity unit with hand wash basin inset, ceiling light point, obscure window to the front aspect.

#### LOUNGE

3.17m into chimney 2.83m min x 5.14m (10'4" into chimney 9'3" min x 16'10")

This attractive light room has a beautiful walk in bay window to the front aspect, the attractive wooden flooring continues throughout, there is a bespoke built in storage cupboard which also houses logs, there is a tiled hearth with log burner inset and Oak mantle over, there is coving to ceiling, ceiling light points and a wide opening through to the fitted dining kitchen.

#### DINING KITCHEN

2.98m x 5.19m (9'9" x 17'0")

Is attractively fitted with neutral shaker style base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring electric hob, enamel sink and side drainer with period style mixer taps over, there is a built in fridge, Neff oven, space for washing machine and space for dishwasher, there is a door that leads out onto the rear patio, window looks out over the garden, sliding patio doors lead through to the conservatory and a further door opens up into a useful under stairs storage cupboard.

#### CONSERVATORY

3.23m x 2.95m to french doors (10'7" x 9'8" to french doors )

Has ceiling light points, power, aerial point and French doors leading out into the garden.

#### FIRST FLOOR

##### LANDING

Having a window to the side aspect, loft access point, useful built in storage cupboard and doors leading off.

##### BEDROOM ONE

3.76m to window x 3.0m (12'4" to window x 9'10")

Has radiator, coving to ceiling, ceiling light point and built in double wardrobe providing hanging space and shelving.

##### BEDROOM TWO

3.0m x 2.98m to window (9'10" x 9'9" to window )

Has coving to ceiling, ceiling light point and built in wardrobe.

##### BEDROOM THREE

2.14m x 2.88m to window (7'0" x 9'5" to window )

Window to the front aspect, radiator, ceiling light point and built in over stairs storage cupboard





which houses the domestic hot water and central heating Ideal boiler.

#### FAMILY BATHROOM

2.03m x 1.83m to window (6'7" x 6'0" to window )

Is attractively fitted with a panelled bath with separate shower over and glazed screen, pedestal hand wash basin and W.C., there are attractive tiled surrounds, obscure window to the rear aspect and heated towel rail.

#### OUTSIDE

The property sits back off Longbow Close behind a Tarmac driveway with herbaceous borders, a path leads down the side of the property and opens up into the rear garden which is predominantly laid to lawn with attractive paved patio area and gravel area ideal for summer house.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

#### 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 D

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

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

#### 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/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

#### 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A





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>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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		

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