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37 Kingsmead  
Stretton  
Burton Upon Trent  
Staffordshire  
DE13 0FQ

Price  
£245,000

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- Re-modelled layout
- Gas central heating (with HIVE system)
- Ground floor bedroom with en-suite, study/snug, conservatory and utility room
- First floor open plan lounge and breakfast kitchen
- Second floor master bedroom with en-suite
- Two further bedrooms and shower room
- Parking to front
- Rear garden
- VIEWING ESSENTIAL
- Modern three storey town house

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

A re-modelled three storey town house in this popular location in Stretton. The property has undergone conversion of the garage to create a ground floor bedroom with en-suite, a study/snug, conservatory, and utility. To the first floor is an open plan lounge with Juliette balcony and a wide opening into the breakfast kitchen. At the second-floor level are three bedrooms, the master having fitted wardrobes and re-fitted en-suite shower room, two further bedrooms and a superbly appointed family shower room.

Outside, is parking to the front and to the rear is a low maintenance landscaped garden with a gate leading out for bin collection and for entry into the garden.

### LOCATION

Stretton is a popular location with amenities close by. The Co-op, post office, and the other local shops are within walking distance. There is good schooling, great access to the A38 for onwards travel, and the town centre of Burton upon Trent is just a short drive away where a complete range of services are available.

### ACCOMMODATION

#### ENTRANCE DOOR

Provides access to:

#### HALLWAY

1.184 max x 6.09 (3'11" max x 20'0")

With stairs to first floor landing, useful under-stairs storage cupboard, further cloaks cupboard, attractive wood effect flooring that features through the downstairs and doors leading off.

#### BEDROOM FOUR/GUEST BEDROOM

2.38 x 4.11 (7'10" x 13'6")

With window to front aspect, radiator, ceiling light point and opening to:





#### EN-SUITE SHOWER ROOM

0.81 x 2.38 (2'8" x 7'10")

Fitted with a wall mounted wash hand basin, w.c., and fully tiled shower enclosure with glazed screen.

#### STUDY/PLAYROOM

2.73 x 3.53 (8'11" x 11'7")

With attractive wood effect flooring, coving to ceiling, ceiling light point and double doors to:

#### CONSERVATORY

3.9 x 1.93 (12'10" x 6'4")

With french doors leading out onto the rear garden, laminated flooring and ceiling light point.

#### UTILITY ROOM

1.55 x 2.52 (5'1" x 8'3")

Fitted with a range of base cupboards with matching wall mounted cabinets over. The domestic hot water and central heating boiler is also housed (heating is controlled via HIVE system). Worktops are inset with a stainless steel sink and side drainer. Space and plumbing for washing machine and tumble dryer. Wood effect flooring.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Which opens up into:

##### SPACIOUS LOUNGE

4.43 x 5.60 (14'6" x 18'4")

Featuring a Juliette balcony, coving to ceiling, ceiling light points, and the focal point of the room is a timber effect fire surround with living flame gas fire inset on a marble effect hearth. Stairs rise to the second floor landing. A wide opening leads through to the:



#### DINING KITCHEN

4.32 x 3.27 (14'2" x 10'9")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a composite double sink and side drainer with extendable hose mixer tap over, plus a four ring electric hob with extractor hood above. Plumbing and space for dishwasher, plus further space for fridge/freezer. There is an integrated oven, two windows overlooking the rear garden, recess ceiling down-lights and attractive tiled surrounds.

#### SECOND FLOOR ACCOMMODATION

##### LANDING.

With loft access point to loft with hard floor and light. Radiator, ceiling light point and a useful storage cupboard. Doors leading off.

##### BEDROOM ONE

3.07 to wardrobe door fronts x 3.45 (10'1" to wardrobe door fronts x 11'4")

With window to front aspect, radiator, ceiling light point, coving to ceiling, a range of built-in wardrobes providing hanging space and shelving. Further door to:

##### RECENTLY REFITTED EN-SUITE SHOWER ROOM

0.99 x 3.23 (3'3" x 10'7")

Fitted with a shower enclosure with glazed screen and multi-head plus jet shower, w.c., and vanity unit with wash hand basin inset. Ceiling light point, obscure window to front aspect and heated towel rail.

##### BEDROOM TWO

2.49 x 3.27 (8'2" x 10'9")

With window to rear aspect, radiator and wood effect flooring.

##### BEDROOM THREE

1.87 x 2.29 (6'2" x 7'6")

With window to rear aspect, radiator and recess ceiling down-lights.



#### FAMILY SHOWER ROOM

1.71 x 2.48 (5'7" x 8'2")

Superbly fitted with a walk-in shower enclosure with glazed screen and dual-head shower, w.c., and vanity unit with wash hand basin inset with waterfall tap. Ceiling light point and chrome heated towel rail.

#### OUTSIDE AND GARDENS

The property sits back from Kingsmead behind a tarmacadam driveway providing parking for several vehicles.

To the rear of the property is an attractive landscaped garden which is relatively low maintenance and incorporates patio areas, shaped borders, trees and shrubs. There is space for a garden shed and a gate which allows access for bins etc.

#### 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.

#### COUNCIL TAX BAND

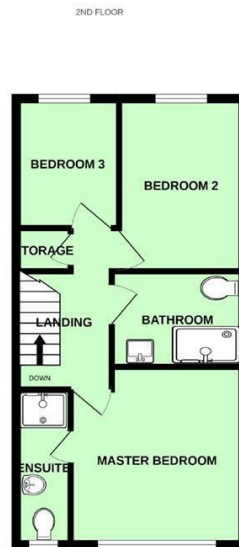
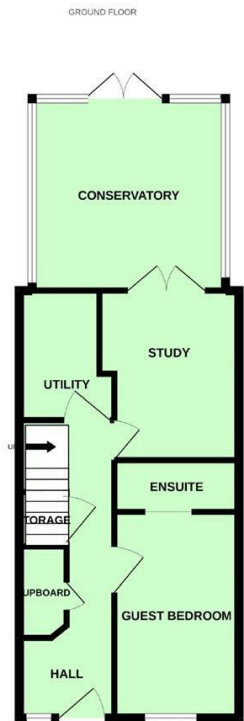
East Staffordshire Borough Council - Band C

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW September 2021)/A

#### 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.



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) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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