



22 Dovecliff Road
Stretton
Burton Upon Trent
Staffordshire
DE13 0DJ

Price
£435,000

- New uPVC cladding to the front and to the garage gable ends
- New electronic garage door and ceiling
- Re-laid floors to master bedroom and lobby
- New composite drive on parking area by the garage
- Beautifully kept and enhanced by the current vendors

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

THE PROPERTY

This beautifully presented, and spacious detached bungalow has undergone a programme of refinement by the current vendors which includes, new uPVC cladding to the front of the property and garage gable ends; a new electronic garage door with a new ceiling also added; and a new composite drive in front of the garage. Internally new carpets have been laid in the hallway and bedroom. The master bedroom and lobby floors have been re-laid, and attractive wood effect flooring has been added to the rear lobby area. LED lighting has been installed to the kitchen, bathroom and garage.

The accommodation on offer within this lovely individual bungalow includes an entrance hallway opening into a further reception lobby that could easily accommodate a study area. A light and spacious lounge, a good size dining kitchen which was fitted by Melton Interiors and offers views of the garden, utility room and guest cloakroom. There is a large master bedroom enjoying views of the garden. A second double bedroom to the front, as well as a third bedroom or formal dining room. There is also a generous size bathroom with bath and separate shower.

Outside, the property sits behind an excellent frontage with a formal front lawn with mature borders, and a gravelled drive with parking area. The drive extends down the side to a further new driveway which gives access to the double garage. The rear gardens are a delight and incorporate patio area, shaped lawns, and mature herbaceous borders. There is ample space for greenhouses or sheds if required.

LOCATION

Lying on the outskirts of Stretton, the property is still within walking distance of a good range of local amenities within the village centre. These include supermarket, schooling, church and a regular bus service to Burton upon Trent town centre offering a further selection of retail outlets and very easy access onto the A38 for those requiring to travel further afield.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:





RECEPTION HALL

0.8 x 5.76 (2'7" x 18'11")

Having radiator, coving to ceiling and ceiling light point. Doors lead off to bedrooms and bathroom. Further door opens through to:

FURTHER RECEPTION HALL

2.08 x 3.81 (6'10" x 12'6")

A lovely light area that could easily accommodate a study area and having coving to ceiling, radiator and doors leading off to:

SITTING ROOM

6.56 x 3.64 (21'6" x 11'11")

Having a bow window to front aspect, feature fire surround with gas fire inset, coving to ceiling, further window to side aspect and radiators.

FORMAL DINING ROOM/BEDROOM THREE

3.7 x 3.68 (12'2" x 12'1")

With window to front aspect, coving to ceiling, ceiling light point and radiator.

FITTED DINING KITCHEN

4.49 x 3.59 (14'9" x 11'9")

Superbly fitted with a range of base, cupboards and drawers. Corian work preparation surfaces with tiled surrounds are inset with a one and a quarter bowl sink unit with mixer tap over, plus a gas hob. Complementary range of wall mounted cabinets. Integrated appliances include a Stoves double oven, dishwasher and fridge. Window to rear aspect, door to side and a further window to side. Coving to ceiling, recess ceiling down-lights, ceiling light point, radiator and tiled flooring.

UTILITY ROOM

3.37 x 1.95 (11'1" x 6'5")

Superbly fitted with a range of base cupboards, wall mounted cabinets and tall larder units. Integrated washing machine. Window to rear aspect, door to rear garden, tiled flooring and door to:

GUEST CLOAKROOM

Fitted with a modern w.c set within a cabinet with storage cupboard and worktop over. Ceiling light point and tiled flooring.

MASTER BEDROOM

3.24 min 3.72 max x 5.89 (10'8" min 12'2" max x 19'4")

Having a large window to rear aspect, radiator, coving to ceiling and ceiling light point.

BEDROOM TWO

3.68 x 3.73 (12'1" x 12'3")

With bow window to front aspect, radiator, coving to ceiling and ceiling light point.

BATHROOM

4.19 x 2.17 max 1.38 min (13'9" x 7'1" max 4'6" min)

A generous size room fitted with a white suite comprising corner bath and a fully tiled shower enclosure. Bidet and w.c set within a unit with worktop over. Vanity sink set within units providing cupboard space and drawers. Pelmet with mirror below. Obscure window to rear aspect, fully tiled walls, recess ceiling down-lights and radiator.

OUTSIDE AND GARDENS

The property is well set back from Dovecliff Road behind a walled frontage with a large gravelled driveway having a turning circle. Adjacent shaped lawn with raised flower beds and herbaceous borders. The driveway continues along the side of the house to a large detached double garage.

DETACHED DOUBLE GARAGE

5.53 x 6.93 (18'2" x 22'9")

Having a new electronic door, power and new LED lighting. Pedestrian door to garden and obscure windows to side.

The landscaped rear garden is a true feature of the property and incorporates shaped lawns, an abundance of plants and shrubs are set within the herbaceous borders, patio areas and garden shed included in the sale.

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 E

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW December 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.

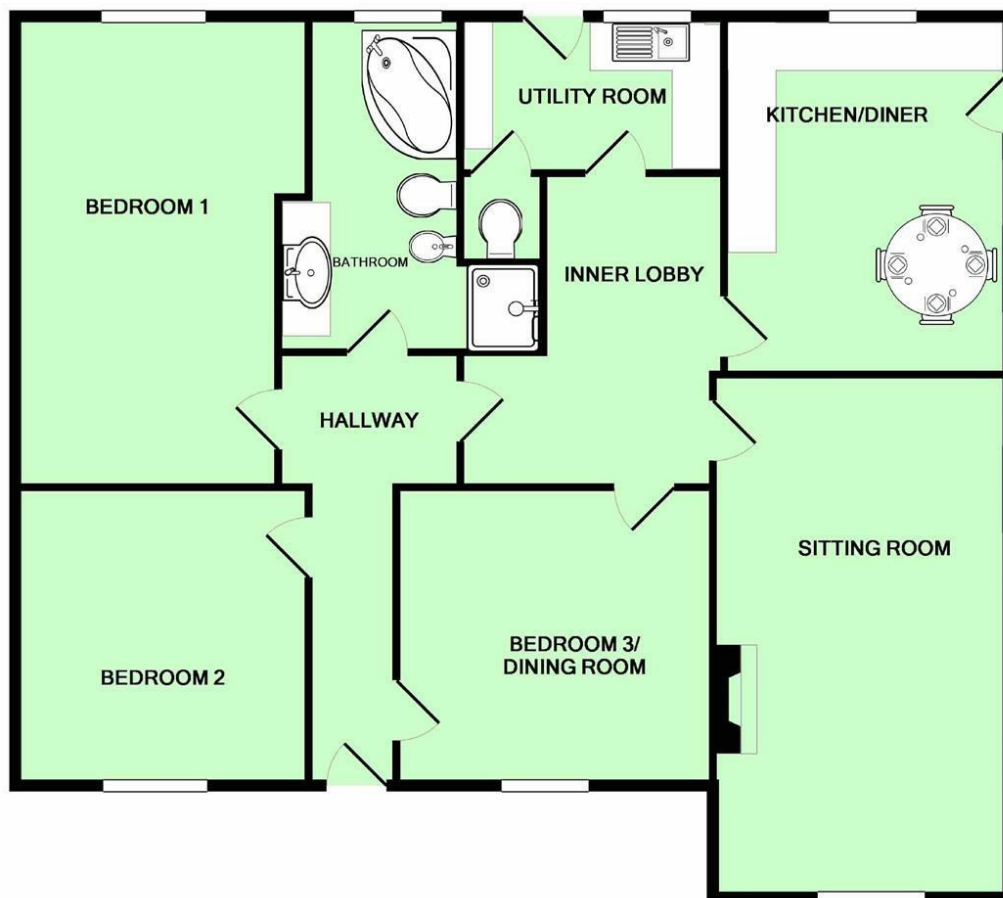


Illustration for identification purposes only, measurements are approximate, not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

www.scargillmann.co.uk