
50 Guinevere Avenue

Stretton

Burton Upon Trent

Staffordshire

DE13 0FZ

Offers In Excess Of

£500,000



- Ideal family home
- Corner plot position
- Superb specification
- Four good size bedrooms
- Two en-suites and family bathroom
- Enclosed landscaped rear garden
- Double width driveway and double garage
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Set on the sought-after Knights Keeps development, is this superior executive detached residence with detached double garage. Fitted to a superb specification on this excellent corner plot, the property offers spacious accommodation throughout with neutral décor and beautiful upgrades that include, Karndean flooring, granite worktops in the kitchen and utility room, Smeg kitchen appliances, and porcelanosa tiling in the bathrooms. The accommodation is double glazed and gas centrally heated with a portico entrance leading into a spacious entrance hall. A fabulous lounge with doors into the Dining kitchen. A large dining kitchen again offering doors out into the garden, and a utility room off. There is a study/playroom with a large walk-in bay window to the front aspect, and a guest cloakroom.

To the first floor are four excellent sized bedrooms. The master bedroom has a good range of built-in wardrobes and a spacious, luxury en suite shower room off. The second double bedroom (guest bedroom) also has an en-suite shower room, and there is a separate family bathroom.

Outside, the property is set on a lovely plot with a wide frontage with lawn and shrub borders. A tarmac double width driveway to the side of the property leads to a detached double garage with remote controlled doors and a gate giving access into the rear enclosed and landscaped garden.

LOCATION

The property is located close to the heart of Stretton village and thus offers a superb range of amenities including schooling at all levels, shops, regular bus service, ease of access to Burton upon Trent and also the A38 and A50 which link to the main motorway network and East Midlands Airport.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:





SPACIOUS RECEPTION HALL

2.84m x 3.98m (9'3" x 13'0")

Having stairs to first floor, Karndean flooring, under-stairs storage cupboard, doors leading off.

LOUNGE

3.81m x 6.54m (12'5" x 21'5")

A dual aspect room with feature fire surround having living flame effect gas fire. Ceiling light points, radiators and double doors to:

SPACIOUS LIVING/DINING KITCHEN

7.17m x 3.73m (23'6" x 12'2")

The kitchen area offers granite worktops incorporating dual sinks with mixer taps over. Integrated Smeg appliances include a gas hob, double oven, dishwasher, double fridge and double freezer, along with an extensive range of base units, matching wall mounted cabinets and larder units. There are recess ceiling down-lights, Karndean flooring, french doors with glazed side panels provide access out onto the rear patio area. A door leads back to the hallway and a further door leads to:

UTILITY ROOM

1.63m x 1.8m (5'4" x 5'10")

Having granite worktops inset with a stainless steel sink with mixer tap over. Base units and wall mounted cabinets. Plumbing and space for washing machine, plus further space for tumble dryer. Door to side.

STUDY/PLAYROOM

4.16m x 3.14m (13'7" x 10'3")

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

GUEST CLOAKROOM

1.6m x 1.17m (5'2" x 3'10")

Fitted with a wall mounted wash hand basin, w.c. attractive tiled surrounds, radiator and recess ceiling down-lights.

FIRST FLOOR ACCOMMODATION

LANDING

With loft access point, boiler cupboard, further storage cupboard and doors leading off.

MASTER BEDROOM

4.62m max 4.17m min x ?? (15'1" max 13'8" min x ??)

With bay window to front aspect, ceiling light point, radiator, an extensive range of built-in wardrobes providing hanging space and shelving. Door to:

LUXURY EN-SUITE

1.73m x 2.92m (5'8" x 9'6")

Fitted with a large walk-in shower enclosure with waterfall shower head, wall mounted wash hand basin and w.c. Chrome heated towel rail, obscure window to front aspect and recess ceiling down-lights.

BEDROOM TWO

3.42m x 3.38m (11'2" x 11'1")

With window to rear aspect offering views over the garden, radiator, ceiling light point and a range of built-in wardrobes providing hanging space and shelving. Door to:

EN-SUITE

1.32m x 2.31m (4'3" x 7'6")

Fitted with a w.c., wall mounted wash hand basin with mirrored splash-back, large walk-in fully tiled shower enclosure with glazed doors.

BEDROOM THREE

3.8m x 2.53m (12'5" x 8'3")

Currently used as a study and having window to rear aspect, radiator, ceiling light point and built-in wardrobes providing hanging space and shelving with sliding mirrored doors.

BEDROOM FOUR

2.83m x 3.31m (9'3" x 10'10")

With window to front aspect, radiator, ceiling light point and built-in wardrobes providing hanging space and shelving with sliding mirrored doors.

FAMILY BATHROOM

2.30m x 2.25m (7'6" x 7'4")

Fitted with a panelled bath with mixer tap and separate shower over with glazed side screen, wall mounted wash hand basin and w.c. Attractive tiled surrounds, obscure window to rear aspect, chrome heated towel rail and recess ceiling down-lights.

OUTSIDE AND GARDENS

The property sits on a superb corner plot with a good size drive that leads to a detached double garage having remote controlled up and over door. There is a wide front lawn with herbaceous planting. A gate from the drive opens into the rear garden which has been landscaped and incorporates paved patio areas, lawn, and raised flower and shrub beds.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band F

TENURE

Our client advises us that the property is freehold. There is however an estate service charge payable of approximately £225.00 per annum. Should you proceed with the purchase of this property this must be verified by your solicitor.

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW April 2022)/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.

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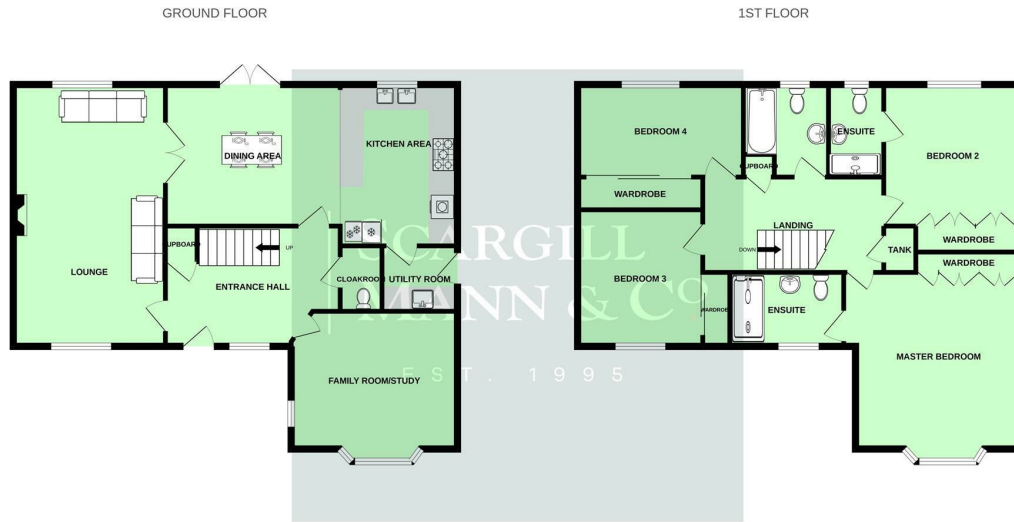
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			93
(81-91) B		85	
(69-80) C			
(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		