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87 Priorylands  
Stretton  
Burton-On-Trent  
Staffordshire  
DE13 0HJ

Price  
£240,000

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- Link-detached bungalow
- Gas central heating system
- Double glazed windows
- Modern dining kitchen
- Lounge
- Two bedrooms both with fitted wardrobes
- Conservatory off bedroom two
- Shower room
- Enclosed tandem carport
- Fully enclosed low maintenance rear garden

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

### THE PROPERTY

An extended modern two bedroom bungalow set in the popular village of Stretton. The bungalow sits on a good size plot with a large frontage and a low maintenance rear garden. A tarmac driveway leads to a car port. The bungalow is neutrally decorated throughout and comprises of a modern dining kitchen, a lounge with a window to the front. Two bedrooms, both with modern fitted wardrobes, the second bedroom has a conservatory off with a suspended ceiling.

Outside, is a large tandem carport and to the rear a fully enclosed low maintenance garden with shrub borders and large shed.

### LOCATION

Priorylands is set within Stretton village which offers supermarkets, pharmacy, bakery, doctors, and vets. There is a bus service into Burton town centre where further amenities are available.

### ACCOMMODATION

#### ENTRANCE DOOR

Provides access to:





#### DINING KITCHEN

5.53m x 2.71m max 2.47m min (18'1" x 8'10" max 8'1" min)

Fitted with a good range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a one and a quarter enamel sink with extendable hose mixer tap over. There is plumbing and space for washing machine and dishwasher, plus further spaces for fridge, freezer, and electric cooker. Attractive tiled surrounds, recess ceiling down-lights, windows to front and side aspects, door to:

#### LOUNGE

3.6m max x 5.56m (11'9" max x 18'2")

With bow window to front aspect, coving to ceiling, wall light points and an attractive fire surround with living flame gas fire inset. Door to:

#### REAR LOBBY

Having loft access point, useful built-in storage cupboard, doors leading off.

#### BEDROOM ONE

2.6m x 3.56m (8'6" x 11'8")

Fitted with a good range of wardrobes with glazed sliding doors. Window overlooking the rear garden, coving to ceiling, ceiling light point and radiator.

#### BEDROOM TWO

2.06m min x 2.78m (6'9" min x 9'1")

Fitted with a range of wardrobes with glazed sliding doors, wood effect flooring, ceiling light point, coving to ceiling, radiator and french doors to:

#### CONSERVATORY

2.83m x 3.09m (9'3" x 10'1")

With window overlooking the rear garden and further windows to side. Door to side, radiator, and wood effect flooring.

#### SHOWER ROOM

1.67m x 1.81m (5'5" x 5'11")

With obscure window to side aspect, fully enclosed corner shower with dual-heads and glazed sliding door, w.c., and vanity unit with wash hand basin inset. Attractive tiled surrounds, recess ceiling down-light and heated towel rail.

#### OUTSIDE AND GARDENS

The property sits back behind an extensive tarmac driveway with an adjacent lawn and block paved parking space. Timber gates open up into a large tandem car port.

#### CAR PORT

2.71m x 10.4m (8'10" x 34'1")

With door to rear, power, light and ample storage space.

The low maintenance rear garden is fully enclosed and is an excellent

size. Incorporating paved patio areas, ample space for entertaining, gravelled shrub borders and attractive bin store. An opening leads to the top of the garden which again is low maintenance with a paved and block paved patio, and a large shed.

#### 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

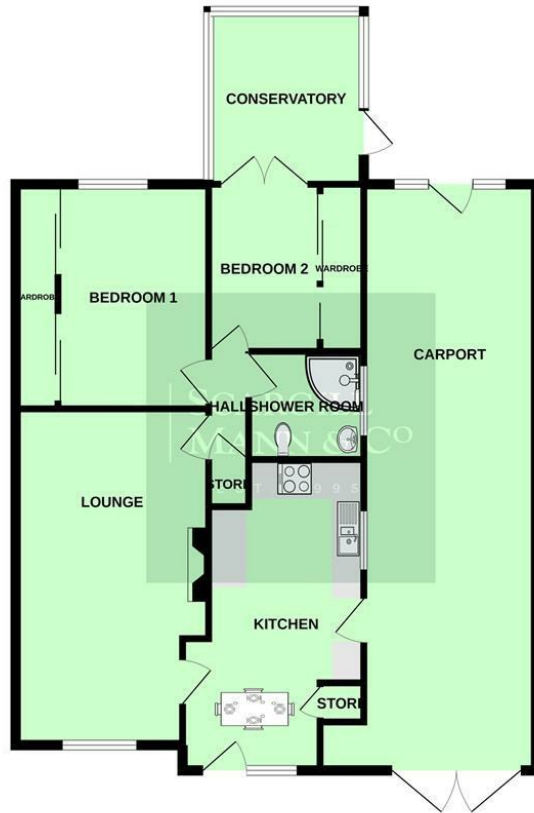
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW May 2022)/A

#### 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.



GROUND FLOOR



87 PRIORYLANDS STRETTON BURTON-ON-TRENT STAFFORDSHIRE DE13 0HJ

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>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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