



79 Church Road
Stretton, Burton Upon Trent
Derbyshire
DE13 OHE

Price
£425,000

- No upward chain
- STAMP DUTY PAID AVAILABLE
- Well regard location
- Traditional detached with lovely rear garden
- Superbly presented throughout
- Great dining kitchen
- Three reception rooms
- Four Double Bedrooms
- Ensuite and Family Bathroom
- Parking

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MANN & CO
EST. 1995

GENERAL INFORMATION

THE PROPERTY

Situated in the well-regarded residential area is this traditional four-double-bedroom detached residence. The gas centrally heated accommodation is superbly presented throughout and offers spacious and flexible accommodation for a family. A side entrance door leads into the hall with an impressive dining kitchen with French doors out into the garden, a family room off the kitchen also having French doors out into the garden, a cloakroom, a lounge, and a good-sized study, essential for work from home.

On the first floor are four double bedrooms, the principal bedroom having an ensuite shower room and a well-presented family bathroom.

OUTSIDE

Outside, to the front is vehicular standing, and to the rear is a landscaped garden providing a patio, terrace and summer house.

ACCOMMODATION

Entrance door opening through to hall way

HALLWAY

1.90m x 1.87 (6'2" x 6'1")

Door opening through to down stairs cloakroom

CLOAKROOM

1.26m x 1.90m (4'1" x 6'2")

Is attractively finished with a built in w.c , vanity unit with hand wash basin, chrome heated towel rail, attractive tiled floors and matching wall surrounds, There is an obscure window to the side aspect and recessed ceiling down light.





STUDY/PLAYROOM

2.74m x 3.54m (window to wall) (8'11" x 11'7" (window to wall))

Window to the front aspect, radiator and ceiling light point.

From the hall way is a wide opening through to the Superbly fitted and spacious kitchen diner.

DINING AREA

3.97m x 3.31m (13'0" x 10'10")

Has attractive wood effect flooring, radiator and a door through to a walk in pantry

PANTRY

0.92m x 2.29m (3'0" x 7'6")

Ideal use as a pantry or as a cloak cupboard

KITCHEN AREA

3.88m x 4.36m (12'8" x 14'3")

Is fitted with a range of base cupboards, drawers, large units and matching wall mounted cabinets. Attractive work tops inset with a four ring gas hob and a composite one and a quarter sink with side drainer. There are attractive copper splashbacks, attractive wood flooring and integrated appliances include a Bosch double oven and there is space for a washing machine. Contemporary style radiator. French doors leading out onto the rear patio with views out over the garden and the domestic hot water and central heating Worcester Bosch boiler is housed here. From the kitchen a further opens through and into the family room/snug.

FAMILY ROOM/SNUG

2.79m x main area 5.60m (9'1" x main area 18'4")

Attractive wood effect flooring, French doors leading out onto the rear patio, window to the side aspect, feature fire surround with matching hearth with electric fire inset, there are ceiling light points and radiator.

INNER LOBBY

With a door opening through to the formal lounge area



LOUNGE

3.99m x 3.49m excludes walk in bay window (13'1" x 11'5" excludes walk in bay window)

Coving to ceiling, contemporary style radiator, carved fire surround with tiled hearth with attractive ornate tiled surrounds, and a living flame effect gas fire is in set.

FIRST FLOOR

LANDING

Having a window to the side aspect, radiator and doors leading off to

BEDROOM ONE

3.97m x 3.42m (13'0" x 11'2")

Has a window to the front aspect, radiator, ornamental period style fire and door to luxury En suite

EN SUITE/SHOWER ROOM

2.76m x 2.30m from window to shower wall (9'0" x 7'6" from window to shower wall)

Fitted with a large walk in shower with dual shower heads incorporating waterfall shower and hand held, a range of vanity units with storage and work tops over which is inset with a hand wash basin, further built in units providing further storage with a built in w.c. There is a window to the front aspect, chrome heated towel rail and ceiling light point.

BEDROOM TWO

4.37m x 3.36m to the front of the wardrobe doors 3 (14'4" x 11'0" to the front of the wardrobe doors 1)

Has a range of built in wardrobes with sliding doors incorporating hanging space and shelving, there is a window looking out over the rear garden, ceiling light points and radiator.

BEDROOM THREE

2.72m x 4.32m to front of wardrobes (8'11" x 14'2" to front of wardrobes)

Having built in wardrobes providing hanging space and shelving and having sliding doors, window to the rear aspect, radiator and ceiling light point.

BEDROOM FOUR

2.74m x 3.84m max 3.18m min (8'11" x 12'7" max 10'5" min)

Has a window to the side aspect, radiator and ceiling light point.



FAMILY BATHROOM

2.32m x 2.90m (7'7" x 9'6")

Is equipped with a P shaped bath with mixer taps and separate shower over with glazed screen, vanity unit with hand wash basin inset and w.c, there are tiled surrounds, chrome heated towel rail, ceiling light point and light tunnel.

OUTSIDE FRONT

The property sits back off Church Road behind a Tarmacadam driveway providing parking for several vehicles, ap ath leads either side of the property and leads into the fully enclosed rear garden.

REAR GARDEN

Attractively landscaped and incorporates patio areas, shaped lawn, gravel areas and a further garden terrace. There is an attractive summer house, mature herbaceous borders and ample space for either shed or greenhouse.

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.

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gh/broadband-coverage>

SCHOOL CATCHMENT AREAS

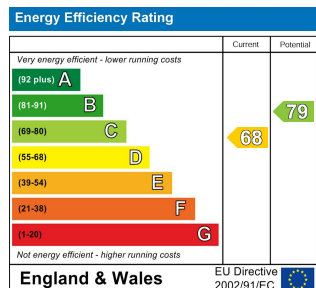
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>



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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