



17 Severn Close
Stretton
Burton upon Trent
DE13 0YB

Offers In The Region
Of £470,000

- Great corner plot
- New windows to the main house in the last year
- New uPVC wood effect cladding and soffits
- Fabulous garden room /Orangery with bi-fold doors
- Dining kitchen with granite worktops
- Superb principal suite
- Three further good size bedrooms
- Bathroom with separate bath and shower cubicle
- Low-maintenance landscaped garden
- Ample parking

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

An opportunity to purchase this superbly maintained detached residence, which offers flexible accommodation throughout. The property has been skilfully extended by the current owners and offers spacious family accommodation in a favoured location. Sitting on a great corner plot the property offers ample parking to the front of the property with access to both sides of the property into the low maintenance and beautifully landscaped rear garden. The gas centrally heated accommodation offers in brief a Hallway with stairs off to the first floor, a guest cloakroom. An excellent sized dining room or sitting room, a fabulous garden room with bi-fold doors leading out into the garden, a playroom/study/occasional bedroom, a good-sized dining kitchen with granite worktops and a utility room. On the first floor is an impressive principal suite with a dressing room, bedroom and ensuite shower room. Three further good size bedrooms and a family bathroom with bath and separate shower cubicle.





OUTSIDE

Outside the garden to the rear has a southerly aspect and ample patio areas for entertaining. The garden has artificial lawns and gravelled borders. To the front a block paved drive offers ample parking

LOCATION

The property has good schooling close by, and offers good travel via the A38 and A50 for further onwards travel. There are supermarkets, bakeries hairdressers and beauty salons close by.

ACCOMMODATION

Entrance door with glazed side screens opening through to reception hallway.

RECEPTION HALLWAY including the stairs
1.77m x 5.73m (5'9" x 18'9")

Having doors to dining room, doors to kitchen, stairs off to first floor and a further door that opens through to the guest cloakroom.

GUEST CLOAKROOM

1.32m x 1.36m (4'3" x 4'5")

Has an obscure window to the rear aspect, W.C., and vanity unit with hand wash basin inset and tiled splashbacks, there is a heated towel rail and ceiling light point.

FORMAL DINING ROOM/LOUNGE

3.17m min 3.67m max x 6.01m (10'4" min 12'0" max x 19'8")

Has French doors out to the rear patio area, lovely walk in bay window to the front aspect, radiator and ceiling light points.

DINING KITCHEN

7.04m length x 3.22m (23'1" length x 10'6")

Window to the front aspect, further window looks through to the garden room, the kitchen is equipped with an extensive range of base cupboards, matching wall mounted cabinets, granite worktops are inset with a one and a quarter sink and form a breakfast bar for informal dining, there is space for a range cooker, integrated appliances include a dishwasher, there

are ceiling light points and an opening through to an inner lobby which in turn opens through to a utility space.

UTILITY ROOM

1.64m x 0.43m + 2.09m (5'4" x 1'4" + 6'10")

Is equipped with ample space for washing machine, tumble dryer, fridge and freezer, there is a ceiling light point and the Worcester Bosch domestic hot water and central heating boiler is housed here.

PLAYROOM/STUDY

2.71m x 4.34m (8'10" x 14'2")

Accessed via the inner lobby and has a window to the front aspect, coving to ceiling, recessed ceiling down lights and radiator.

SUPERB GARDEN ROOM/ORANGERY

5.50m x 3.64m (18'0" x 11'11")

Fabulously light room with bi fold doors leading out onto the rear patio area, two large sash style windows giving views over the garden, beautiful glass atrium, recessed ceiling down lights, wood effect flooring and radiator.



FIRST FLOOR

LANDING

Having a loft access point, useful built in airing cupboard and door opening through to the master suite.

MASTER SUITE

DRESSING AREA

3.24m x 3.72m (10'7" x 12'2")

Has a window to the front aspect, coving to ceiling, ceiling light point and arch way leading through to the bedroom.

BEDROOM AREA

2.75m x 4.16m (9'0" x 13'7")

Has window to the front aspect, coving to ceiling and recessed ceiling down lights.

ENSUITE

2.01m to rear of shower x 1.82m (6'7" to rear of shower x 5'11")

Is accessed via the dressing room area and is fitted with a Mira electric shower over, a range of vanity units which incorporate a fitted W.C. and hand wash basin, there is an obscure window to the front aspect and a heated chrome towel rail.

BEDROOM TWO

2.98m to window x 3.19m (9'9" to window x 10'5")

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

BEDROOM THREE

2.28m min 2.47m max to window x 5.37m (7'5" min 8'1" max to window x 17'7")

Has two windows to the rear aspect, radiators, ceiling light point and coving to ceiling.

BEDROOM FOUR

2.34m x 2.97m (7'8" x 9'8")

Has a window to the rear aspect, coving to ceiling and ceiling light point.

FAMILY BATHROOM

1.39m x 3.63m to rear of shower (4'6" x 11'10" to rear of shower)

Has a large shower with waterproof boarding and glazed screens, W.C., panelled bath with mixer taps and a shower attachment, tiled splashbacks, free standing vanity unit with wash hand basin inset which also has tiled splash backs, there is an obscure window to the rear aspect, recessed ceiling down lights and a heated towel rail.

OUTSIDE

The property sits on a large corner frontage with block paved driveway which provides ample parking for a number of vehicles, there is access either side of the property into the rear garden which is fully enclosed and very low maintenance with gravel borders, attractive paved patio and artificial lawn, there is ample space for a shed and greenhouse if required.

TENURE

FREEHOLD - 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 D

CONDITION 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.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

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

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

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

SCHOOLS

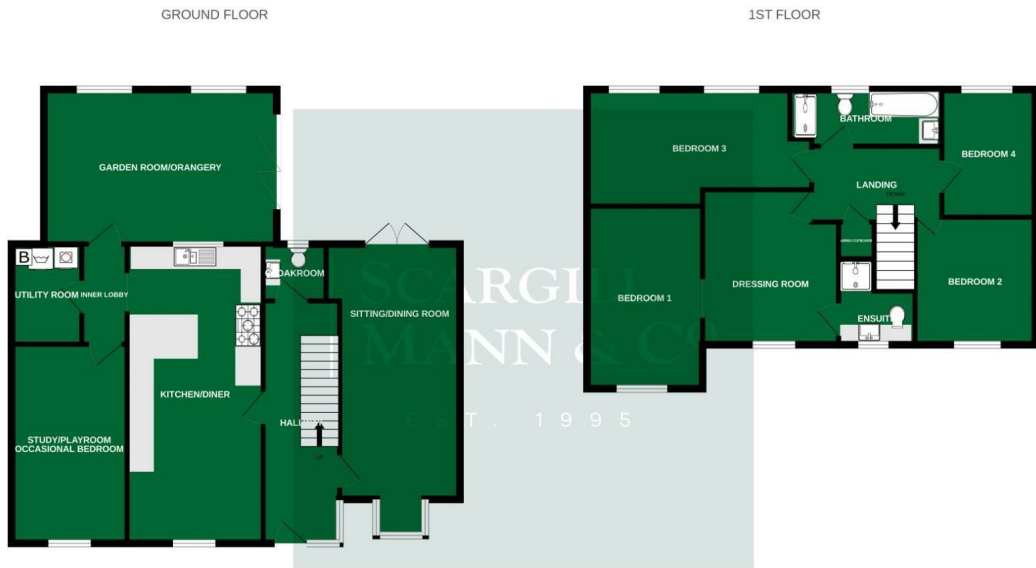
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

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

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024) A



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.
 Made with Metretek ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(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	

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