

**24 Elwyn Close  
Stretton  
Burton-On-Trent  
DE13 0BG**

**£420,000**



- OFFERED FOR SALE WITH NO UPWARD CHAIN
- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- GENEROUS PLOT WITH LANDSCAPED GARDENS
- AMPLE DRIVE LEADING TO A TANDEM GARAGE
- GOOD SIZE DUAL ASPECT LOUNGE WITH DOORS INTO GARDEN
- MODERN FITTED KITCHEN
- MODERN FITTED SHOWER ROOM
- THREE BEDROOMS
- VIEWING IS ESSENTIAL TO APPRECIATE SIZE AND LOCATION



## GENERAL INFORMATION

### THE PROPERTY

Attractively situated at the head of a tranquil cul-de-sac in Elwyn Close, Stretton, this deceptively spacious three-bedroom bungalow offers comfortable and practical living. The property boasts gas central heating and double glazing throughout.

Upon entering, you are greeted by a generous hallway that provides ample storage space. The dual-aspect lounge/diner is flooded with natural light and enhanced by French doors that lead directly into the garden. The modern fitted breakfast kitchen provides a stylish and functional space for meal preparation.

The principal bedroom is a lovely retreat, complete with fitted furniture for added convenience. A second double bedroom offers plenty of space for family or guests, while the third bedroom can serve as a versatile study, featuring double doors that open onto a side patio. The property is complemented by a modern fitted shower room, ensuring that all your needs are met.





Outside, the generous lawn to the rear features an attractive herbaceous border and an appealing composite driveway. The front of the bungalow features shaped lawns, a terrace, and a pergola, enhancing the overall curb appeal and offering space to sit and enjoy the surroundings.

Whether you want to downsize or seek a small family home, this property will surely impress.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

4.87m x 1.82m (15'11" x 5'11" )

This spacious hallway has a range of useful built in storage cupboards and all doors lead off:

#### LOUNGE

3.49m min 4.39m x 3.84m to chimney x 8.11m (11'5" min 14'4" x 12'7" to chimney x 26'7")

Has a large window looking out to the front aspect, French doors leading out into the rear garden, there are radiators, feature fire surround with living flame gas fire inset.

#### KITCHEN

3.70 x 3.26m to window (12'1" x 10'8" to window )

Is superbly fitted with a modern range of base cupboards, drawers and matching wall mounted cabinets, attractive worktops incorporate a one and a quarter composite sink and side drainer and a four ring electric hob, integrated appliances include an oven, fridge and freezer and space for washing machine,

there is a door out to the rear garden, windows out to the side aspect and the domestic hot water and central heating Worcester Bosch boiler is also housed here.

#### BEDROOM ONE

4.21m x 3.86m to the window (13'9" x 12'7" to the window )

Having window to the front aspect, built in wardrobes, radiator and ceiling light point.

#### BEDROOM TWO

3.28m to window x 3.43m (10'9" to window x 11'3")

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





### BEDROOM THREE/STUDY

2.58m exc built in furniture x 3.83m (8'5" exc built in furniture x 12'6")

Having French doors leading out onto the side patio area, radiator, coving to ceiling, a range of built in cabinets, drawers and desk, there are matching bed side cabinets, ample space for a bed but this room could potentially be used as a home office if required and ceiling light point.

### SHOWER ROOM

2m x 2.28m to window (6'6" x 7'5" to window ) Has been refitted and is now a shower room and is attractively fitted with a large fully tiled shower enclosure with glazed screens, vanity unit and storage cupboard with W.C. and hand wash basin inset, there are attractive sub tiles to the floor, obscure window to the side aspect, heated chrome towel rail and recessed ceiling down lights,

### OUTSIDE

This property is a dual aspect property, the

main front door fronts Britannia Drive and has a large lawned frontage, the rear entrance is on Elwyn Close and has an attractive composite driveway and paved patio areas with shaped lawns and herbaceous beds, there is also a pergola and a garage here.

### GARAGE

2.68m x 8.08m (8'9" x 26'6")

Has a remote fold up door, power, light, there is a door to the side aspect and windows to the front and side. There are work tops, storage cupboards and shelving.

### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from

the relevant authority, subject to certain exclusions.

### 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 E

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier ADSL

### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information



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

<https://www.openreach.com/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

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

#### CONSTRUCTION

Standard Brick Construction

#### 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 to be used as a guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	76
England & Wales	EU Directive 2002/91/EC	

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