

**77a Church  
Road  
Stretton  
Burton On Trent  
Staffordshire  
DE13 0HE**

**Price £475,000**



- INDIVIDUALLY DESIGNED AND BUILT BY THE CURRENT OWNERS
- FOUR/FIVE BEDROOM ACCOMMODATION
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- UTILITY, CLOAKROOM AND BOOT ROOM
- ENSUITE SHOWER AND FAMILY BATHROOM
- TANDEM GARAGE, PARKING
- NEAT REAR GARDEN

## GENERAL INFORMATION

### THE PROPERTY

This individual designed five-bedroom detached home presents a unique opportunity for families seeking both space and comfort. Designed and built by the current owners, the property features two inviting reception rooms, the lounge and dining room or family room, provides ample space for relaxation and entertainment. The lounge offers access out into the rear garden, a well-appointed breakfast kitchen has French doors that open out onto the rear patio and is complemented by a utility room off. There is a guest cloakroom and a practical boot room.

On the first floor, you will find four generously sized bedrooms, alongside a fifth single room currently utilised as a study. This versatile space has the potential to be converted into an en-suite for one of the larger bedrooms, thereby enhancing the home's functionality. The family bathroom is spacious and thoughtfully designed, equipped with an extensive range of cabinets to meet all your storage needs.





The property also features an integral tandem garage, providing ample space for storage or a workshop for those with hobbies. The front drive has convenient parking for vehicles, while a side path leads to the beautifully maintained rear garden. This outdoor space features a good-sized lawn, a patio area for al fresco dining, and attractive herbaceous borders.

#### LOCATION

Stretton is a highly sought-after location for families, boasting a good primary school and proximity to De Ferrers Secondary School. The area benefits from excellent transport links to the A38 and A50, facilitating access to Derby, Lichfield, Nottingham, Leicester, and Stoke-on-Trent. Additionally, Stretton offers a variety of local amenities, including a supermarket, pharmacy, post office, hairdressers, and beauty salon, ensuring that all your daily needs are within reach.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

7.93m max x 1.099m (26'0" max x 3'7")

Has fully tiled flooring, radiator, recessed ceiling down lights, door to garage, door to rear, other doors leading off and a further door that opens through to the dining room/family room.

#### DINING ROOM/ FAMILY ROOM

4.53m x 2.61m (14'10" x 8'6")

Has a window to the front aspect and also to the side aspect, radiator, ceiling light point and wood effect flooring.

#### LOUNGE

5.64m x 3.53m (18'6" x 11'6")

Has patio doors with glazed side screens opening up onto the rear patio with views over the garden, there is a living flame effect gas fire inset and ceiling light points.

#### BREAKFAST KITCHEN

4.851m x 2.83m (15'10" x 9'3")

Is fitted with a range of base cupboards with matching wall mounted cabinets, work tops incorporate a five ring gas hob with

extractor fan over and a one and a quarter stainless sink with extendable mixer tap over, there are French doors leading out onto the rear patio, a window looks out to the side aspect, there are recessed ceiling down lights, integrated appliances include a double oven, fridge, freezer, recessed ceiling down lights and a further door opens through to the utility.

#### UTILITY ROOM

1.86m x 1.56m (6'1" x 5'1")

Has a window to the side aspect, base cupboards with work top over and a matching range of wall mounted cabinets, there is provision for a washing machine, space for tumble dryer, tiled splashbacks and ceiling light point.

#### CLOAKROOM

1.81m x 0.94m (5'11" x 3'1")

Has a window to the side aspect, built in W.C., wall mounted hand wash basin with tiled splashbacks, there is a radiator and ceiling light point.



#### BOOT ROOM

2.60m x 1.17m (8'6" x 3'10")

Has ceiling light point, tiled flooring and the domestic hot water and central heating Worcester Bosch boiler is also housed here.

#### GARAGE

8.68m min x 2.86m (28'5" min x 9'4")

Has power, light, roll up door and built in base cabinets with work top over with stainless steel sink and side drainer.

#### FIRST FLOOR

Stairs rise and turn to:

#### LANDING

4.22m x 1.01m min 1.53m max (13'10" x 3'3" min 5'0" max)

Has a Velux window, loft access point, recessed ceiling down lights and all doors leading off:

#### PRINCIPAL BEDROOM

5.91m x 3.93m (19'4" x 12'10" )

Has a window over looking the rear garden, radiator, ceiling light point and door leading off to the ensuite shower room.

#### ENSUITE SHOWER ROOM

2.59m x 1.58m (8'5" x 5'2")

Has recessed ceiling down lights, Velux window to

the side aspect, tiled flooring and is fitted with a W.C., pedestal hand wash basin with tiled splashbacks and a fully tiled shower enclosure with glazed screen and Triton electric shower.

#### BEDROOM TWO

4.28m x 3.84m (14'0" x 12'7")

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

#### BEDROOM THREE

4.48m x 3.02m (14'8" x 9'10")

Has a window to the front aspect, radiator, ceiling light point and a further door that leads through to the study area which could potentially be an ensuite.

#### BEDROOM FOUR

3.48m x 2.50m (11'5" x 8'2")

Has a Velux window, radiator and ceiling light point.

#### BEDROOM FIVE/STUDY AREA

2.16m x 1.70m min (7'1" x 5'6" min)

Has a Velux window, radiator and ceiling light point.

#### FAMILY BATHROOM

2.73m x 2.38m (8'11" x 7'9")

Has a Velux window, window to the side aspect and is extremely well fitted with an extensive range of vanity units with drawers and cabinets, a built in

W.C., a P shaped shower bath with separate shower over and glazed screen and vanity unit with hand wash basin inset with mixer taps, there are tiled surrounds, tiled flooring and recessed ceiling down lights.

#### OUTSIDE

The front drive has convenient parking for vehicles, while a side path leads to the beautifully maintained rear garden. This outdoor space features a good-sized lawn, a patio area for al fresco dining, and attractive herbaceous borders.

#### 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 protected 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.

#### CONSTRUCTION

Standard Brick Construction



#### 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.

#### CURRENT UTILITY SUPPLIERS

Gas - Eon

Electric - Eon

Water - Mains - South Staffs Water

Sewage - Mains

Broadband supplier - Virgin Media

#### 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](https://www.environment-agency.gov.uk)

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

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

#### 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/>

#### 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 11/2025) 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.  
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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>		77	81
(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			
England & Wales		EU Directive 2002/91/EC	

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