Britannia Drive

Stretton, Burton-on-Trent, DE13 0EW

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£425,000

Detached bungalow set on a generous garden plot offering a superb home with plenty of light and space with highlights including a good size lounge, dining room, lovely breakfast kitchen, three good size bedrooms, ensuite, detached garage with garden room and drive to rear, all in a popular well regarded location.



This bungalow offers a superb home, beautifully presented and ready to move into with a quality feel throughout. Set in a well-regarded established location in walking distance to the centre of Stretton, with shops and amenities in easy reach.

The generously sized gardens, front, side and rear are well established with shaped lawns and borders. There is plenty of outdoor space including a garden room featuring patio doors overlooking a water feature giving an extra space to relax in.

The hall offers a spacious and welcoming entrance with doors leading off.

The lounge is a lovely light room with windows framing views to front and side. Curved brickwork either side of the fireplace with a living flame fire adds a focal point and an alcove with a bar adding a unique feature.

The dining room offers an ideal space for dinner parties with plenty of room and patio doors opening out to the gardens.

The breakfast kitchen is well appointed, fitted with range of units with works surfaces and a handy breakfast bar. Integrated appliances include a hob, double oven, microwave and a dishwasher. Off the kitchen is a useful utility room with additional appliance space, door out to gardens and a modern refitted guest WC.

The bungalow has three good size double bedrooms, the master is a highlight with fitted wardrobes and storage, garden views and a modern ensuite shower room.

Bedrooms two and three are both doubles, the bathroom features a well designed suite with vanity/storage units with a basin, bath and a separate shower.

The driveway is to the rear off Elwyn Close offering ample parking and there is a good size detached single garage with an electric door and an inspection pit, ideal for car enthusiasts.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking**: Driveway **Electricity supply**: Mains **Water supply**: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA180902026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



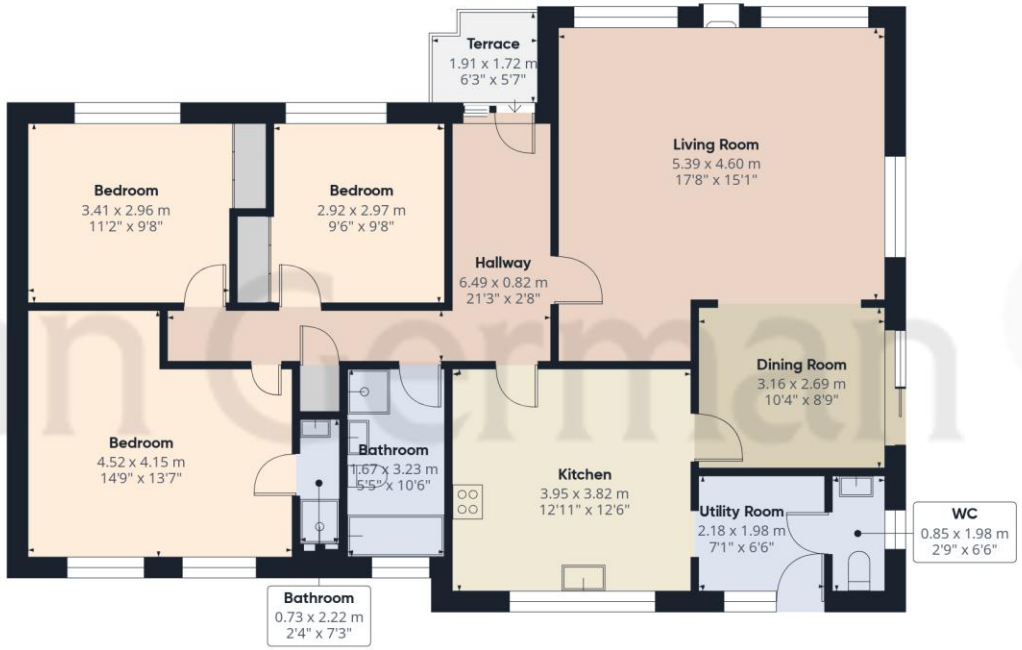



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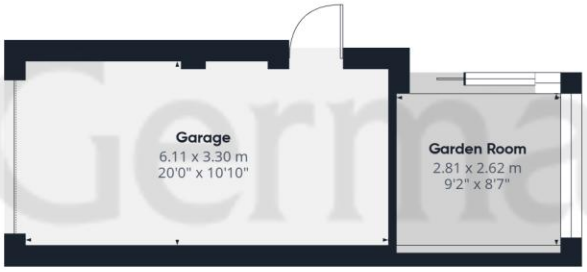

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

142.6 m²

1533 ft²

Balconies and terraces

3 m²

32 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

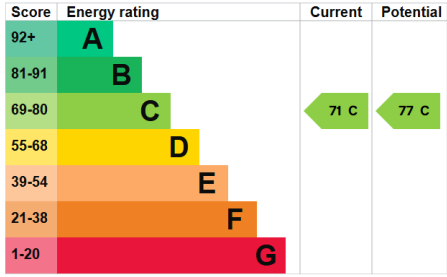
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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