



18 Longbow Close, Stretton, DE13 0XY



A well presented detached family home set on a peaceful cul de sac in the popular Stretton, benefitting from a stunning open plan kitchen, four good sized bedrooms and outside space including parking, garaging and gardens. Having been recently modernised by the current vendors, this well presented home benefits from upgrades to include an extended and refitted open plan kitchen and a first floor extension to create a master en suite and large second bedroom. The interiors comprise briefly entrance hall, two reception rooms, cloakroom and stunning open plan kitchen with living and dining room to the ground floor, with four bedrooms (three doubles), a master en suite and family bathroom to the first floor. To the front is parking for two to three vehicles and access into the single garage, with a well tended and recently landscaped garden to the rear. The property benefits from mains gas central

heating and full double glazing.

This detached family home is ideally located on the outskirts of Stretton, with a range of local shops and amenities conveniently close by. Rolleston on Dove is just minutes away, home to a Co-op, pubs and sports clubs, and the market town of Burton on Trent is short drive away offering an excellent range of shopping and leisure facilities. The nearby Outwoods Primary School feeds into the De Ferrers Academy. Local leisure pursuits can be enjoyed at Branston Water Park occupying an impressive forty acre site, Trent Washlands with its stunning riverside walks, Stapenhill Gardens and the popular Barton Marina with its select waterfront shops and picturesque canal boats. The property is well placed for travel along the A38, A50, M6 Toll and M42, and a rail station in Burton on Trent provides direct links to Derby and Birmingham.



- Modern Detached Family Home
- Immaculately Presented Interiors
- Recently Extended & Modernised
- Two Reception Rooms
- Stunning Open Plan Family Kitchen
- Entrance Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Refitted En Suite & Bathroom
- Front & Rear Gardens
- Single Garage & Parking
- Peaceful Cul de Sac Position

#### Entrance Hall

With laminate flooring, stairs rising to the first floor and doors into:

#### Lounge 5.2 x 3.2m (approx 17'0 x 10'4)

A spacious reception room having bay window to the front aspect and recessed fireplace

#### Open Plan Living & Dining Kitchen 6.22 x 4.9m (approx 20'4 x 16'0)

A stunning space having been remodelled and extended by the current vendors, comprising a fitted kitchen with breakfast bar and an open plan living and dining room. the kitchen comprises a

range of grey wall and base units with oak Butcher block worktops over, housing inset one and a half sink with side drainer, space for an American fridge freezer and integral appliances including dishwasher, gas hob with extractor above and double oven. There is a fitted cupboard and the kitchen has tiled flooring extending into the living and dining area, having a fitted booth to suite a large dining table, a sitting area, window to the side, skylights and double doors with panels out to the rear gardens

#### Sitting Room 2.96 x 2.4m (approx 9'8 x 7'10)

Ideal as a study, playroom or formal dining room, having double doors to the rear and a door into the **Garage**

#### Cloakroom

Comprising fitted wash basin, low level WC and an obscured window to the front aspect





**Landing**

With access to the partially boarded loft space (housing the combi boiler) and doors off into a useful **Laundry Cupboard** and:

**Master Bedroom** 3.97 x 2.99m (approx)  
A spacious double room having fitted wardrobes and

a window to the front aspect. With private use of:

**Refitted En Suite** 2.95 x 1.34m (approx 9'8 x 4'4)  
A contemporary suite comprising pedestal wash basin, low level WC and large double shower, with tiled splash backs, chrome heated towel rail and an obscured window to the front

**Bedroom Two** 4.02 x 3.24m (approx 13'2 x 10'7)  
With a window to the front, fitted storage and a double fitted wardrobe

**Bedroom Three** 2.99 x 2.85m (approx 9'9 x 9'4)  
Another double room having window to the rear and a fitted wardrobe

**Bedroom Four** 3.46 x 2.41m (approx 11'4 x 7'10)  
With a window to the rear aspect

**Bathroom** 2.12 x 1.66m (approx 6'11 x 5'5)  
Comprising pedestal wash basin, low level WC and bathtub with shower unit over, with tiled splash backs and an obscured window to the rear





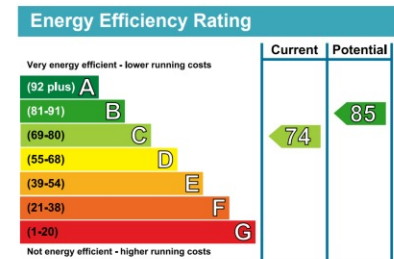
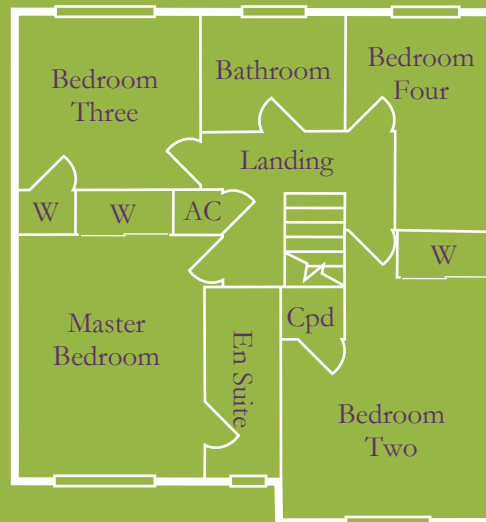
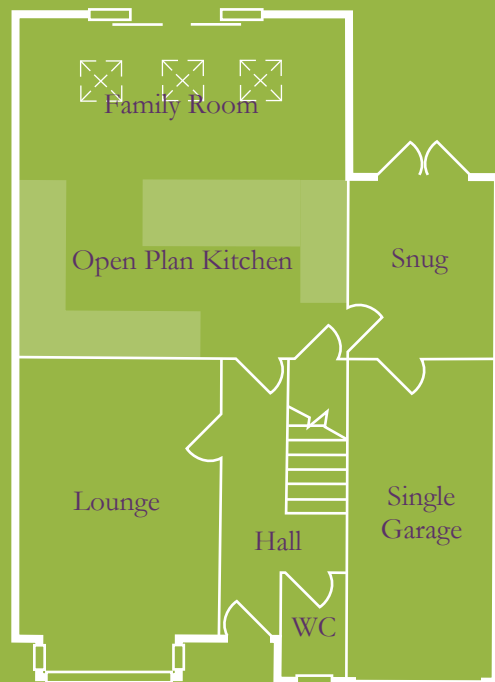
**Outside**

The property sits towards the end of a quiet cul de sac on the outskirts of Stretton. To the side of well tended gardens is a block paved driveway providing off street parking for two to three vehicles as well as access into the:

**Single Garage** 5.14 x 2.37m (approx 16'10 x 7'9)  
 With manual up and over entrance door, power, lighting and a utility space housing provisions for both a washing machine and tumble dryer

**Gardens**

The rear garden is laid to recently laid lawns and a terrace to one corner providing space for outdoor seating. Included in the sale is a garden shed and gated access to the side leads to the front aspect



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.