



18 The Chevin, Stretton, DE13 0XU



Offered with no upward chain is this spacious and well presented detached bungalow set in the popular village of Stretton, comprising two reception rooms plus conservatory, three bedrooms and a south facing rear garden. Benefitting from mains gas central heating and full double glazing, this attractive detached bungalow comprises briefly entrance hall, sitting room, dining room, kitchen, conservatory and cloakroom, with three good sized bedrooms serviced by a family bathroom. Outside, a tarmac drive provides parking for two vehicles and south facing gardens enjoying a high degree of privacy are laid to the rear. The property lies on a quiet cul de sac and is an ideal downsize for those looking for independence along with the convenience of a local community nearby.

This detached home is ideally situated in Stretton, a popular location benefitting from a range of local shops and amenities including a Co-op, pubs, a doctors surgery, pharmacy, church and more. Rolleston on Dove is just minutes away and is home to a Co-op and Social club, with the market town of Burton on Trent being a short drive or bus journey away, offering a comprehensive range of shopping and leisure facilities. Local leisure pursuits can be enjoyed at Branston Water Park which occupies 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 lakes. 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.

- Attractive Detached Bungalow
- Desirable Village Location
- Two Reception Rooms
- Entrance Hall, Cloakroom & Utility Room
- Kitchen & Conservatory
- Two Bedrooms & Bathroom
- Third Bedroom/Studio/Office
- Drive with Parking for Two
- Private Rear Gardens
- Mains Gas Central Heating
- Full Double Glazing
- Well Placed for Local Amenities

The front door opens into the **Entrance Hall**, having doors to the **Cloakroom** and **Studio/Office**. A further door opens into:

**Lounge** 5.92 x 3.47m (approx. 19'5 x 11'4)  
A good sized sitting room having window to the front and a contemporary gas fireplace. A door opens to the **Inner Hall** and an opening leads through to:

**Dining Room** 3.6 x 2.66m (approx. 11'9 x 8'8)  
With a window to the side aspect and a door into:

**Kitchen** 2.99 x 2.38m (approx. 9'9 x 7'9)  
The kitchen is fitted with a range of solid wood

wall units and base cupboards with roll edge Work surfaces over, housing an inset stainless steel sink with side drainer, space for fridge, an integral gas hob and an integral double oven. There is a window to the rear and the wall mounted Ideal mains gas boiler is housed in here. Door into:

**Conservatory** 3.66 x 2.77m (approx. 12'0 x 9'1)  
With double doors out to the gardens and tiled flooring. There is also a provision for a washing machine as well as in the **Utility**

**Office/Bedroom Three** 3.44 x 2.21m (approx. 11'3 x 7'3)  
Formerly the garage this space is ideal as an office, studio or simply for storage. This room could also be utilised as a third bedroom

**Cloakroom**  
Fitted with wash basin and WC, with a window to the front aspect





From the **Lounge** a door opens to the:

**Inner Hall**

Having loft access point and doors to a useful fitted storage cupboard and the **Airing Cupboard**.

Further doors open into:

**Bedroom One** 4.04 x 2.88m (approx. 13'3 x 9'5)

A good sized double room having window to the rear and a range of fitted wardrobes and storage



**Bedroom Two** 3.09 x 2.3m (approx. 10'1 x 7'6)

With a window to the rear aspect

**Bathroom**

Comprising a white suite having wash basin set to

vanity unit, WC and jacuzzi bathtub with shower unit over, having an obscured window to the side, fitted storage, half tiling to walls and a heated towel rail





**Outside**

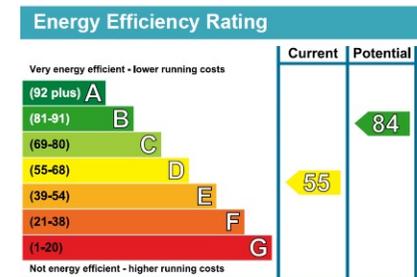
The bungalow is set back from the road beyond well tended gardens and a double width tarmac driveway provides off road parking for two vehicles

**South Facing Gardens**

A low maintenance garden laid to gravel, decking and mature foliage lies to the rear, having an exterior water point, a timber garden shed and stocked borders. A passage to the side of the bungalow leads to a door opening into:

**Utility 2.16 x 2.11m (approx. 7'11 x 6'11)**

Fitted with wall and base units housing space for a washing machine. Having tiled flooring and further spaces for appliances such as a freezer



**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.