



Field View, 141a Craythorne Road, Stretton, DE13 0AZ

 Parker
Hall

Set on the popular Craythorne Road is Field View, an individual detached home benefitting from contemporary open plan interiors, three double bedrooms and landscaped south facing gardens. This unique architect designed home reflects modern day living with generous room sizes dictated by functionality rather than traditional building conformity. The design focuses on natural light and space which is immediately obvious upon entering through the oversized entrance door into a spacious hall, a theme that continues throughout the property. Off the reception hall are an open plan living and dining kitchen, separate lounge, shower room and two double bedrooms, with a stunning master suite to the first floor having a shower room and bifold doors out to a rooftop terrace overlooking surrounding farmland. Outside, the walled driveway provides parking for a number of vehicles and to the rear is an immaculately landscaped garden enjoying plenty of privacy and a sunny southerly aspect. Field View benefits from a new home warranty which is in place until 2027 and is serviced by

mains gas central heating with under floor heating to the ground floor and double glazing.

Field View is ideally located part way between the village of Rolleston on Dove and Stretton in a desirable location benefitting from a easy access to a range of local shops and the surrounding countryside. Stretton is home to a range of shops and convenience facilities and the market town of Burton on Trent is short distance away offering further shopping and leisure facilities including supermarkets, restaurants and a cinema. Field View lies within catchment for the William Shrewsbury Primary School which feeds into the De Ferrers Academy, and leisure pursuits can be enjoyed at Branston Water Park, Trent Washlands and the popular Barton Marina with its select waterfront shops and colourful canal boats. The property is well placed for access to the A38, A50 and M1, East Midlands Airport is a half an hour drive away and rail travel from Burton on Trent gives direct links to Derby and Birmingham.

- Bespoke Designed Detached Home
- Contemporary Open Plan Interiors
- High Specification Finish Throughout
- Rural Position on Popular Lane
- Reception Hall & Separate Lounge
- Open Plan Dining & Living Kitchen
- Three Double Bedrooms
- En Suite & Shower Room
- South Facing Landscaped Garden
- Ample Parking to Private Drive
- New Home Warranty until 2027
- Well Placed for Local Amenities & Commuter Routes

Reception Hall

A spacious welcome to this contemporary home, having Karndean flooring, central; staircase with glazed balustrade rising to the first floor and doors off into a cupboard beneath the stairs, to a useful shoe cupboard with fitted shelving and to a further storage cupboard housing the wall mounted boiler. Doors open into:

Lounge 5.7 x 4.79m (approx. 18'8 x 15'8)

A beautifully presented reception room having bifold doors opening out to the rear terrace and gardens

Open Plan Living & Dining Kitchen 7.68 x 6.28m (approx. 25'2 x 20'7)

A real feature of this individually designed home is this superb open plan space which is formed by a quality fitted kitchen, dining area and sitting room. The **Kitchen** comprises a range of gloss wall and base units with Quartz worktops over, housing an inset sink with side drainer and integral Bosch appliances including dishwasher, double oven and gas hob with recessed ceiling extractor above. There is space for an American fridge freezer and double doors open to a useful **Utility** area housing provisions for a washing machine and tumble dryer. An island unit provides further workspace, storage and a breakfast bar and twin sets of bifold doors open out to the rear gardens. Karndean flooring extends into the **Dining Area** and **Sitting Room**



A glazed galleried staircase rises to the first floor landing where there is a skylight and double doors open into a **Walk in Wardrobe**. Doors lead into:

Master Suite 5.12 x 4.1m (approx. 16'9 x 13'5)

A spacious principal bedroom having a skylight and bifold doors with shutters and blackout blinds. The bifold doors open out to a private rooftop terrace having exterior lighting and enjoying open views and there is a fitted air conditioning unit in the bedroom as well as a feature double ended bathtub

En Suite 4.1 x 2.5m (approx. 13'5 x 8'2)

Fitted with a modern suite having wash basin set to quartz topped vanity unit, wall hung WC and oversized double shower with rainfall shower head, with tiled flooring and splash backs, a heated towel rail and a skylight

Bedroom Two 4.35 x 3.6m (approx. 14'3 x 11'9)

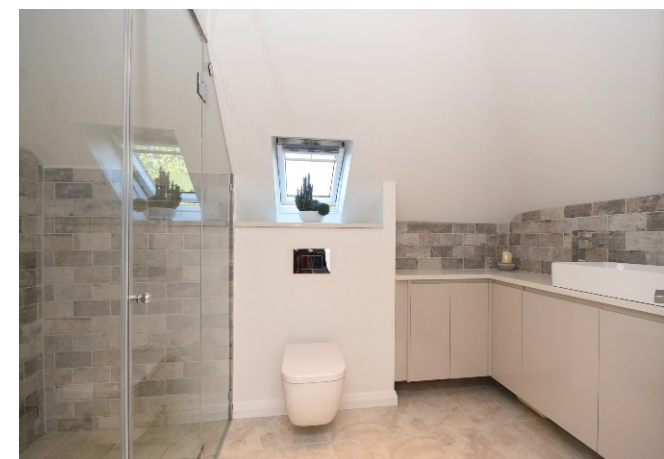
Another spacious double room having window with plantation shutters to the front aspect and a range of fitted wardrobes

Bedroom Three 3.38 x 3.25m (approx. 11'1 x 10'7)

A third double bedroom having window to the front with plantation shutters

Shower Room 2.89 x 1.79m (approx. 9'5 x 5'10)

This contemporary shower room comprises wash basin set to vanity unit, wall hung WC and oversized shower with rainfall showerhead and dual opening doors, with Karndean flooring, chrome heated towel rail, an obscured window to the front and a fitted mirror with lighting and de-mister



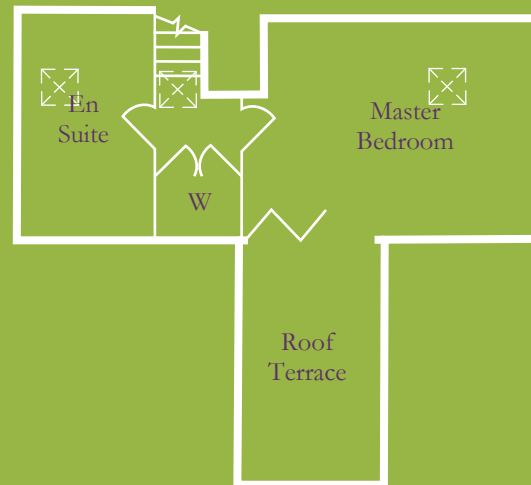
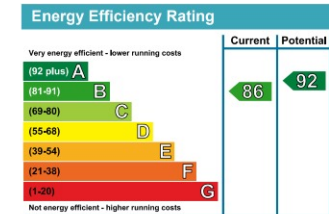


Outside

From Craythorne Road, a walled entrance leads into the block paved driveway where there is parking for a number of vehicles. Gated access opens into the garden and the driveway is enclosed with composite fencing. A paved pathway leads to the front door

South Facing Gardens

Having been beautifully landscaped, the garden enjoys privacy to all sides and is laid to a ceramic slab terrace leading into artificial lawns edged with raised borders. There are exterior downlighters throughout the garden as well as a water point and power sockets



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.