



3 Bamborough Close, Stretton, DE13 0WD



Enjoying a peaceful cul de sac position is this double fronted detached family home, offering deceptively spacious and versatile interiors, four bedrooms plus fifth bedroom/home office, and a generous garden plot. Presenting superb potential to remodel and/or extend (STPP), the property currently offers plenty of space for a growing family alongside an ideal enjoying peace and quiet and local amenities including shops and a small playground within walking distance. The interiors comprise briefly entrance hall, spacious lounge, dining room, modern kitchen with utility and cloakroom to the ground floor, with a garage conversion offering additional space as an occasional bedroom, playroom or home office. Upstairs, four good sized bedrooms are serviced by an en suite bathroom. Outside, there is parking for three to four vehicles to the front, and the rear garden extends to a generous size. The property is serviced by mains gas central heating and full double glazing.

The property is ideally located on a quiet cul de sac in Stretton, having a range of local shops and amenities conveniently close by. The market town of Burton on Trent is short drive away and offers an excellent range of shopping and leisure facilities, with nearby schools including the William Shrewsbury Primary School which feeds into the De Ferrers Academy.

Local leisure pursuits can be enjoyed at Branston Water Park, 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 access to the A38 linking with the A50 and M1, the M42 is also easily accessed on the outskirts of the town and there is a mainline station in Burton on Trent having direct links to Birmingham and London. Birmingham and East Midlands International Airports also both lie within a 50 minute drive.



- Spacious Detached Family Home
- Superb Potential to Extend (STPP)
- Peaceful Cul de Sac Setting
- Open Plan Living & Dining Rooms
- Modern Kitchen & Utility
- Entrance Hall & Cloakroom
- Fifth Bedroom/Family Room/Office

A UPVC door to the front opens into the **Entrance Hall**, having staircase rising to the first floor accommodation and a door into:

Lounge 4.55 x 4.75m (approx. 15'7" x 14'11")
A generous reception room having a window to the front aspect and a door into the **Kitchen**. An opening leads into:

Dining Room 2.69 x 2.44m (approx. 8'10" x 8'0")
A well presented reception room having window to the rear overlooking the rear garden

Kitchen 3.0 x 2.74m (approx. 9'10" x 9'0")
Comprising a modern range of wall and base units having complementary worksurfaces over, housing an inset sink with side drainer, space for a dishwasher and integral appliances including

- Four Bedrooms
- En Suite & Bathroom
- Parking for Four Vehicles
- Generous Rear Gardens
- Popular Residential Location
- Well Placed for Amenities & Commuter Routes

electric oven, induction hob and extractor. There is a window to the rear and the kitchen leads into:

Utility 2.16 x 1.83m (approx. 7'1" x 6'0")
Also fitted with full height and base units, the utility has a window to the rear, door to the side and spaces for a washing machine, tumble dryer and American fridge freezer

Family Room 5.44 x 2.36m (approx. 17'10" x 7'9")
Formerly the garage, this space is ideal as a second reception room, home office or occasional bedroom and has a window to the front aspect

Cloakroom
Having pedestal wash basin, WC and an obscured window to the side





Stairs rise to the first floor **Landing**, where there is loft access and doors opening into the **Airing Cupboard** and:

Master Bedroom 3.66 x 3.66m (approx. 12'0 x 12'0)

A spacious double bedroom having window to the front aspect and a double fitted wardrobe with sliding doors. Having private use of:

En Suite

Comprising pedestal wash basin, WC and shower, with tiled splash backs and an obscured window to the front

Bedroom Two 3.35 x 2.72m (approx. 11'0 x 8'11)

Another double room having window to the rear and a fitted double wardrobe



Bedroom Three 3.71 x 2.44m (approx. 12'2 x 8'0)

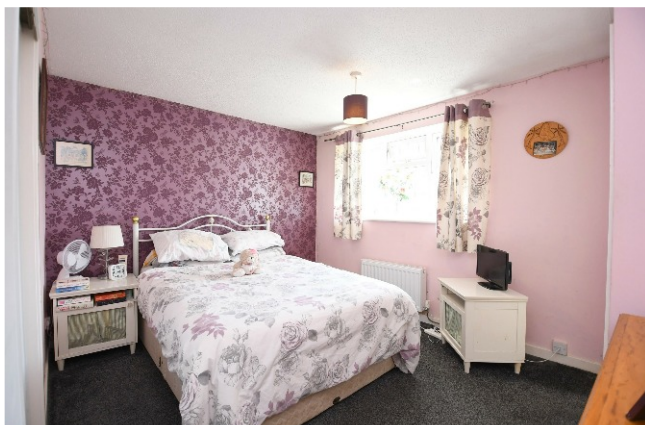
A third generous double room having window to the front aspect and a double fitted wardrobe

Bedroom Four 3.05 x 2.44m (approx. 10'0 x 8'0)

Large enough to accommodate a double or 3.4 bed, having window to the rear

Family Bathroom

Fitted with pedestal wash basin, WC and bathtub, with tiled flooring, tiled splash backs and an obscured window to the rear





Outside

To the front aspect are neatly maintained gardens next to a tarmac drive offering parking for three/four vehicles, and a sid walkway and gate gives access into:

Gardens

The rear garden extends to a generous size and is laid to a paved terrace, shaped lawns and neatly stocked borders. To the top of the garden is a raised deck offering an additional outdoor seating area, and the garden is safely enclosed to all sides

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.