



## 18 Main Street

Stretton, Burton-On-Trent, DE13 0EA

Asking Price £475,000



Offered for sale, with NO UPWARD CHAIN, this rather unique property, consisting of a large 4 bedroom family home and detached office/business premises with 76ft detached garage/workshop/conservatory.

The Family house has a lovely internal layout situated within very sought after area of Stretton village. Comprising of: entrance porch, kitchen, dining area, large family lounge, utility, WC, 4 bedrooms, master en-suite and family bathroom Benefiting from UPVC DG and GCH. Rear courtyard and driveway to the front providing parking for 6/8 vehicles. Close to village amenities & within walking distance of schools.

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMODATION ON OFFER!

EPC D Council Tax E



Porch 7'6" x 3'9" (2.29m x 1.15m)

The property is accessed via a good sized front porch with partially glazed uPVC front door with glazed door units either side of the door and ceiling spot lights.

Entrance Hall 13'0" x 7'7" (3.98m x 2.33m)

Accessed via the uPVC partially glazed front door with glazed panels either side, opening to a large welcoming entrance hallway with stairs off and doors to the Lounge, Dining Room and Kitchen. With ceiling light point, central heating radiator, understairs storage cupboard, light and power points.

Kitchen Area 19'2" x 12'8" (5.86m x 3.88m)

The Kitchen oozes character with its beamed ceilings and tiled floor and has uPVC double glazed windows to the front and side aspects. It is fitted with a range of wall and base units with plenty of worksurface space, a 1.5 composite sink and drainer with mixer tap over, Creda integrated gas hob with extractor over, integrated Creda double oven, Siemens integrated microwave oven, central heating radiators, Open Reach socket, electric power points, ceiling and wall light points and door to rear courtyard.

Dining Area 10'3" x 9'9" (3.13m x 2.98m)

Accessed via an archway from the Kitchen with character beamed ceiling, fitted base units, electric power points, central heating radiator and ceiling light point.

Utility Room 7'8" max x 6'7" max (2.35m max x 2.02m max)

Via door from the Kitchen, the Utility Room has a stainless steel single sink and drainer with mixer tap and shower head over, tiled walls, space for an automatic washing machine and dryer with worksurfaces above.

Lobby/Wc

With uPVC double glazed window to the rear elevation, wash hand basin, tiled walls, central heating radiator and ceiling light point, door leading to WC with low flush toilet, light point

Lounge 24'2" x 10'4" max (7.39m x 3.15m max)

With feature window seat tucked into the box uPVC double glazed window to the side, two uPVC double glazed windows to the front aspect making for a bright and spacious living room. With 2 x central heating radiators, ceiling light points, TV aerial point, electric power points.

Dining Room 11'3" x 8'3" (3.43m x 2.54m)

Arched from the Lounge, door leading to the hallway, central heating radiator, light point, power points.

Landing 13'3" x 7'0" (4.05m x 2.15m)

With feature balustrade to staircase, uPVC double glazed window to the side, cupboard housing wall mounted combination boiler, spacious storage cupboard with shelving. Doors giving access to the bedrooms and family bathroom and hatch providing access to the loft space, which is fully boarded.

Master Bedroom 14'0" x 12'11" (4.28m x 3.94m)

With uPVC double glazed window to the rear, central heating radiator, range of fitted wardrobes and drawers, ceiling light point, electric power points, sliding door to ensuite shower room.

En-Suite 9'7" x 4'3" (2.94m x 1.32m)

Wet room fitted with Triton electric shower, wash hand basin and WC with tiled walls, stainless steel heated towel rail, ceiling light point, uPVC double glazed opaque window to the rear.

Bedroom Two 14'7" x 10'4" (4.45m x 3.15m)

uPVC double glazed windows to the rear and side elevation, fitted wardrobe, central heating radiator, ceiling light point, electric power points and TV aerial port.

Bedroom Three 13'9" x 11'1" (4.21m x 3.40m)

uPVC double glazed window to the front elevation, fitted wardrobes, central heating radiator, ceiling light point and electric power points.

Bedroom Four 11'1" x 10'5" (3.39m x 3.18m)

uPVC double glazed windows to the front and side elevations, central heating radiator, ceiling light point and electric power points.

Bathroom 9'7" x 6'11" (2.94m x 2.12m)

Fully tiled with suite comprising corner panelled bath, low flush WC, wash hand basin, shower cubicle with Triton electric shower, opaque double glazed uPVC window to side elevation, heated towel rail and ceiling light point.

EXTERNALLY

To the Side

Tarmac driveway with parking for 6/8 cars, raised borders with shrubs, double gates enclosing further parking area & leading to the Garage

To the rear

Enclosed Courtyard with mature shrubs in the borders, access to the Conservatory attached to the Garage, open porch leading to the back door.

Office/Business Premises

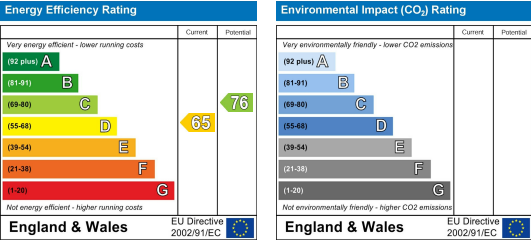
'Anderson House' has Class B1 planning consent, most recently used as an office the uPVC double Glazed building comprises:- Porch area accessed via uPVC door & door leading to the spacious office space (9.82m max x 4.63m) has two uPVC windows to side elevation, central heating, power points, lighting and log burner, door leading to further office/staff room (4.63m max x 3.84m max) with wall mounted central heating boiler, sink unit, uPVC door to enclosed parking area, power points and lighting, door leading to WC (2.04m x 1.4m) with uPVC window to side elevation, low flush Wc, wash hand basin & light point



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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