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Goodwood Close, Stretton  
Burton-on-Trent  
£295,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**STYLISH UPGRADED HOME WITH SUPERB LANDSCAPED GARDEN** – An immaculately presented and extensively upgraded three-bedroom link-detached family home, situated in a desirable cul-de-sac off Athlestan Way, within the ever-popular village of Stretton. The property has been finished to a high standard throughout and features a stunning contemporary open-plan dining kitchen with patio doors opening onto a superb landscaped rear garden, complete with an extensive porcelain-paved patio.

The accommodation briefly comprises an entrance hallway, downstairs WC, stylish sitting room and an open-plan dining kitchen. Upstairs, the first floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway, single attached garage and a front garden. A particular highlight is the beautifully landscaped rear garden, featuring a porcelain-paved patio, generous lawn and well-stocked planting borders.





## The Detail

The property is accessed via a composite front door into a welcoming hallway, finished with Karndean oak-effect flooring that continues throughout much of the ground floor. From here, a panelled door leads into the living room, while the staircase rises to the first floor.

The sitting room is a stylish and comfortable space, featuring a granite hearth with an electric stove-effect fireplace and a characterful oak beam that creates an attractive focal point. A front-facing window allows for excellent natural light, and a door provides access through to the dining kitchen at the rear.

The beautifully appointed open-plan dining kitchen is fitted with a range of contemporary matt white units with brushed stainless-steel handles and wood-grain effect work surfaces. Integrated appliances include a stainless-steel electric oven and induction hob, complemented by a stainless-steel splashback and sink unit. Sliding patio doors and a rear window offer views over the garden and provide direct access to the porcelain-paved patio. The kitchen also gives access to a useful downstairs WC and the attached garage.

To the first floor, the landing leads to three well-proportioned bedrooms, two of which benefit from built-in wardrobes, along with a contemporary bathroom finished with modern tiling, LED lighting and a shower over the bath.

Externally, the property is set back within a cul-de-sac and features a lawned foregarden with driveway parking and access to the single attached garage. A true highlight of this lovely home is the stunning landscaped rear garden, boasting an extensive porcelain-paved patio with slate-tiled walls and steps leading up to a generous lawn with well-stocked planted borders.







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## The Location

Stretton is a highly sought-after residential area, particularly popular with families, thanks to its excellent local schooling and well-established community feel. The village is home to a well-regarded primary school and lies within close proximity of the highly regarded De Ferrers Secondary School.

The area is exceptionally well positioned for commuters, offering convenient access to the A38 and A50, which provide direct routes to Derby, Lichfield, Nottingham, Leicester and Stoke-on-Trent, as well as connections to the wider motorway network. Burton upon Trent town centre is also easily accessible.

Stretton benefits from a wide range of local amenities, including a supermarket, pharmacy, post office, hairdressers and beauty salon, all catering for day-to-day living. With nearby green spaces, local walks and a friendly village atmosphere, Stretton offers an ideal balance of suburban comfort and excellent connectivity.







**Goodwood Close, Stretton, Burton-On-Trent, Staffordshire**

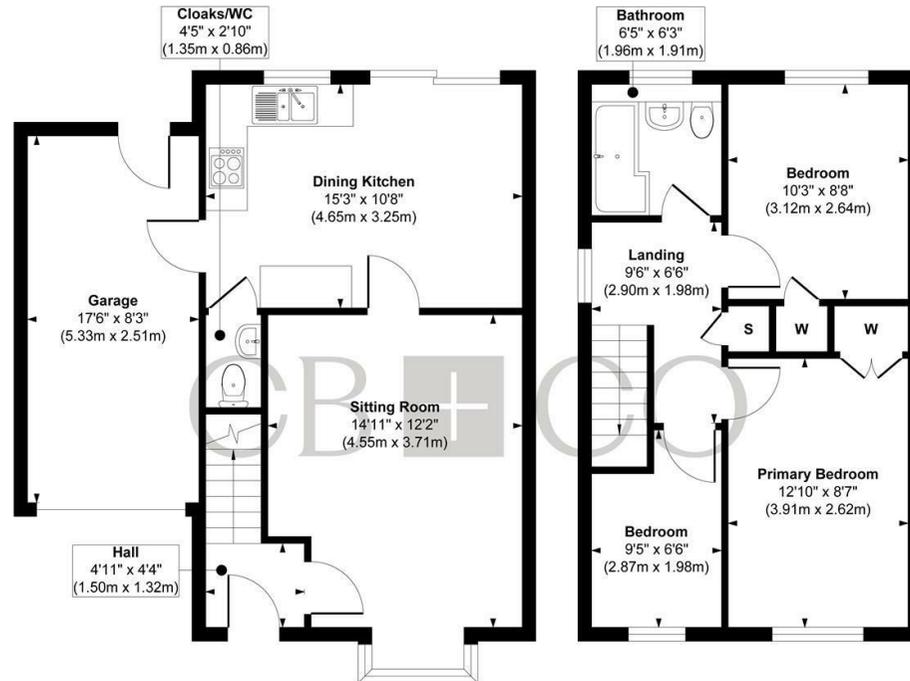


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## The Particulars

- Superb Link Detached Three Bedroom Detached Home
- Immaculately Presented & Comprehensively Upgraded
- Delightful Cul-de-Sac Position
- Entrance Hallway, WC & Sitting Room with Bay Window
- Well Appointed Contemporary Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Front Garden, Driveway & Single Attached Garage
- Superb Landscaped Rear Garden with Beautiful Porcelain Paved Patio
- Easy Access to Burton Town Centre
- Excellent Access to A38 leading to Derby & Lichfield

### Size

Approx 805.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

D

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*Let's Talk*

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