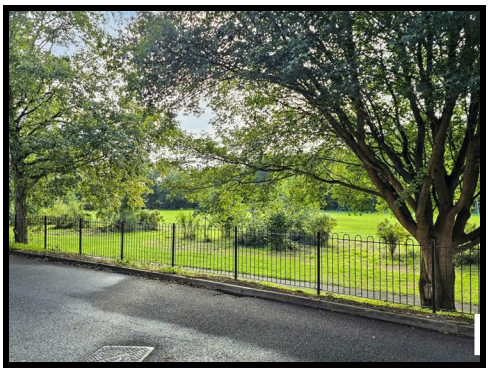
SCOFFIELD STONE
estate agents



35 Clough Drive, Stretton, Burton-On-Trent, DE14 2DL

£220,000

An immaculately presented three-bedroom, three-storey townhouse in Stretton, Burton upon Trent. Overlooking an open green, this modern home features a lounge/diner, kitchen with Juliette balcony, en suite bedroom, landscaped garden, driveway parking and garage. Ideal for first-time buyers, families, downsizers or investors, all within easy reach of Burton town centre.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Situated in the ever-popular area of Stretton, Burton upon Trent, this immaculately presented three-bedroom townhouse offers modern living arranged across three well-planned floors. Overlooking an open green and children's play area, the property enjoys a peaceful outlook while remaining just a short distance from the town centre. This home will appeal to a wide range of buyers, including first-time purchasers, families, downsizers, and investors.

The property is thoughtfully designed to provide both comfort and practicality. The ground floor includes a welcoming entrance hall, handy downstairs toilet, and a utility room with access to the rear garden. On the first floor, the spacious lounge/diner is flooded with natural light via French doors leading to a Juliette balcony, while the modern shaker-style kitchen also benefits from balcony access, making it ideal for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en suite shower room, along with a stylish family bathroom. Externally, the enclosed rear garden has been landscaped with patio, lawn and established borders, creating a private outdoor space to enjoy. The property further benefits from driveway parking, a carport and a single garage.

Stretton itself is steeped in Burton's brewing heritage and offers a variety of local amenities including shops, schools and leisure facilities. The town centre is within easy reach, providing further retail, dining and cultural opportunities. Excellent transport links are available via the A38 and A50, giving swift access to Derby, Lichfield and beyond, while regular rail services connect Burton to Birmingham and other major destinations.

Entrance Hall

Carpeted, front aspect part obscure decorative glazed main entrance door, radiator, under stairs storage.

Utility Room

6'6 x 8'6 (1.98m x 2.59m)

Having ceramic tiled flooring, rear aspect part obscure glazed door to garden, fitted base units with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for washing machine, radiator, wall mounted gas boiler.

Guest Cloakroom

Having ceramic tiled flooring, low flush wc, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

Stairs/Landing One

Carpeted, front aspect upvc double glazed window, radiator, wooden spindle staircase.

Lounge/Diner

15'7 x 17'2 (4.75m x 5.23m)

Carpeted, rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to Juliette balcony with side windows, two radiators, tv and telephone points.

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Kitchen
9'3 x 10'3 (2.82m x 3.12m)

Having ceramic tiled flooring, front aspect upvc double glazed French doors to Juliette balcony, fitted wall and floor units to Beech effect finish in shaker style, stone effect roll edge worktops and Metro style tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances, integrated electric oven with gas hob over and chimney style extractor hood, radiator.

Stairs/Landing Two
Carpeted, airing cupboard with hot water cylinder, wooden spindle staircase, access to roof space.

Bedroom One
29'6"'19'8" x 36'1"'22'11" (9'6 x 11'7)

Carpeted, front aspect upvc double glazed window, radiator.

En Suite Shower Room
5'7 x 6'2 (1.70m x 1.88m)

Having ceramic tiled flooring, front aspect obscure upvc double glazed window, low flush wc, wash hand basin with chrome mixer tap set to vanity cupboard and with tiled splashback, double shower enclosure with plumbed shower.

Bedroom Two
9'7 x 9'10 (2.92m x 3.00m)

Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Three
5'7 x 11'3 (1.70m x 3.43m)

Carpeted, rear aspect upvc double glazed window, radiator.

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Bathroom
6'1 x 5'4 (1.85m x 1.63m)
Having ceramic tiled flooring, inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome mixer tap, low flush wc, bathtub with chrome mixer tap having shower attatchment, radiator.

OUTSIDE

Frontage and Driveway
A short paved pathway leads to the main entrance with car parking provided by the carport to the side and which leads to the garage.

Garage
8'11 x 16'8 (2.72m x 5.08m)
An attached single garage with metal up and over door, light, power and rear personnel door.

Rear Garden

An enclosed and private space which has been attractively landscaped to provide a mixture of paved patio, lawn and established herbaceous borders. Outdoor socket and cold water tap. Rear access to garage and gated access to side passage.

Material Information
Verified Material Information

Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: C
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed on 1 Mar 2011.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: Driveway and Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Wide doorways and Ramped access
Coal mining area: No
Non-coal mining area: Yes
Loft access: Yes - insulated and boarded, accessed by: Via a step ladder

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Please ask for the Material Information held for this property, or follow the link here: https://moverly.com/sale/31wgdBEvkvH2KJ8wNQtZAW/view

Disclaimer
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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?
Guide achievable rent price: £1,100pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words
///dress.rounds.worker

ID Checks for buyers
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

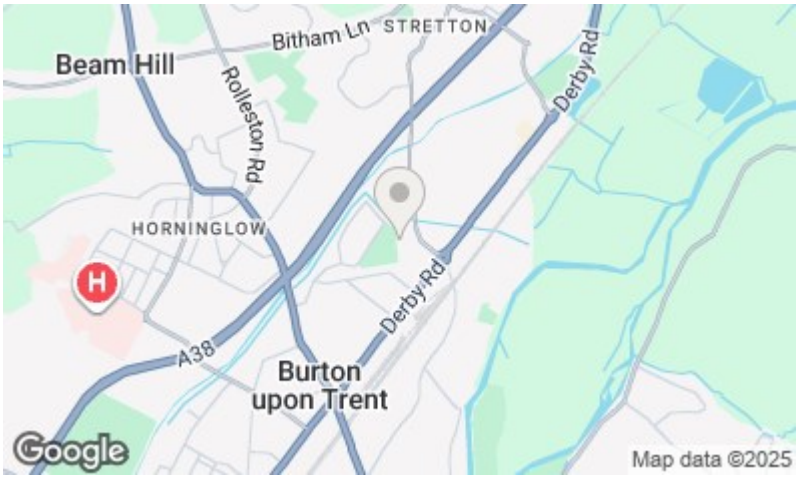
Approx Gross Internal Area
112 sq m / 1209 sq ft

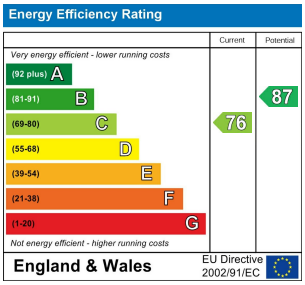
Ground Floor
Approx 31 sq m / 337 sq ft

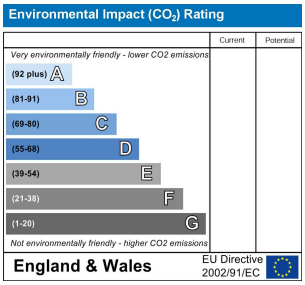
First Floor
Approx 41 sq m / 437 sq ft

Second Floor
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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