



3 Monarch Close, Stretton, DE13 0EX

 Parker Hall

Enjoying a peaceful cul de sac setting in this well presented two bedroom semi detached home, occupying a superb position with a west-facing garden and potential to extend. Showcasing immaculately maintained interiors, the property offers ideal accommodation to suit downsizers, first time buyers or investors and lies within easy reach of local amenities, schools and nearby commuter routes. Well proportioned accommodation extends over two floors, comprising briefly porch, entrance hall, spacious lounge, dining kitchen, two bedrooms and a family shower room. Outside, there is parking for two vehicles, with one space to a block paved driveway and a second within a shared courtyard. The single garage has an electric entrance door and offers excellent space to extend (subject to relevant permissions) and an attractive and low maintenance garden extends to the rear aspect. The property benefits from mains gas central heating and double glazed windows.

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.

- **Modern Semi Detached Town House**
- **Outstanding Potential to Extend/Remodel**
- **Peaceful Cul de Sac Setting**
- **Ideal Downsize/First Time Buy /Investment Property**
- **Porch & Entrance Hall**
- **Spacious Lounge & Dining Kitchen**
- **Two Good Sized Bedrooms**
- **Family Shower Room**
- **Well Tended Rear Garden**
- **Single Garage & Parking for Two**
- **Walking Distance to Local Amenities & Town Centre**
- **Well Placed for Commuter Routes & Rail Travel**

Neatly tended gardens extend to the front aspect, with a pathway leading to the UPVC entrance door into the Porch. The porch has tiled flooring and windows overlooking the front aspect, with a second door in turn opening into:

Entrance Hall

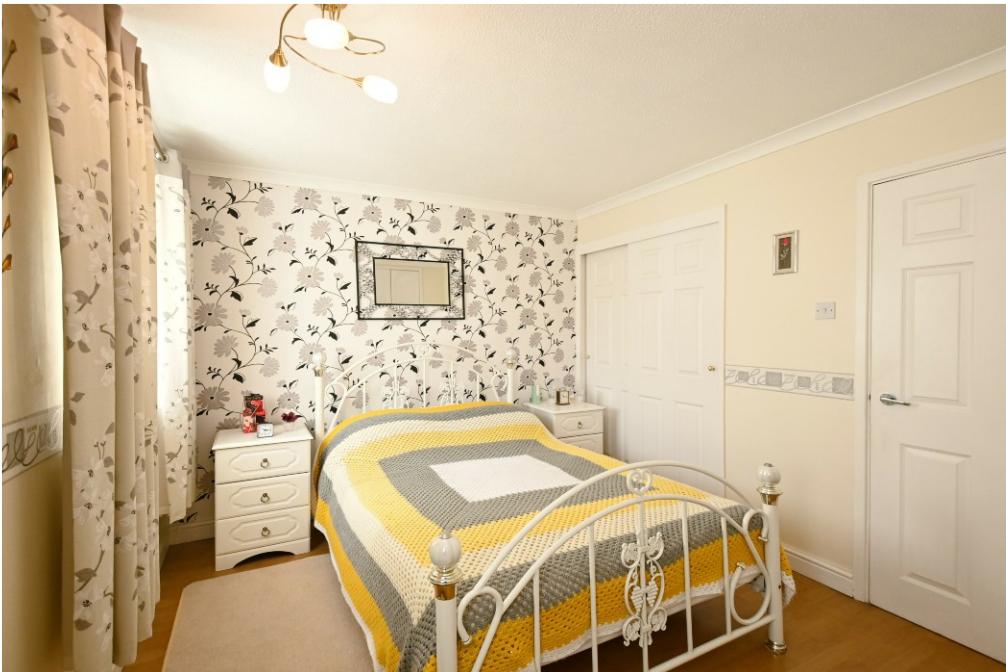
Having stairs rising to the first floor

accommodation and a door opening into:

Lounge 4.03 x 3.11m (approx. 13'2 x 10'2)
A spacious reception room having a window to the front and feature fireplace with living flame effect electric fire. A door opens into:

Dining Kitchen 4.02 x 2.8m (approx. 13'2 x 9'2)
The **Kitchen** comprises a range of white wall and base units with complementary work surfaces over, housing an inset one and half sink with side drainer and integral appliances including oven, gas hob, extractor and freezer. There are further spaces for a below counter fridge and washing machine, and the kitchen has a window to the rear, double doors out to the rear gardens and tiled flooring which extends into the **Dining Area**. A door opens to a useful **Pantry**, which houses the mains gas Combi boiler





Stairs rise to the first floor **Landing**, having loft access point, fitted **Laundry Cupboard** with shelving and hanging space and access to the loft. A window to the side presents an ideal access point for a side extension, and doors open into:

Master Bedroom 4.02, 3.1 x 2.87m (approx. 13'2, 10'2 x 9'5)
A spacious double room having two windows to

front and a fitted double wardrobe

Bedroom Two 2.84 x 2.03m (approx. 9'3 x 6'7)
A good sized single room having a window to the rear and a double fitted wardrobe

Family Shower Room 188 x 1.88m (approx. 6'2 x 6'2)
Comprising a white suite having pedestal wash



basin, WC and shower, with tiled flooring, tiled walls and an obscured window to the rear

EPIC in
Progress





Outside

The property is set on a peaceful cul de sac on the borders of Stretton, being within easy reach of local shops, schools and public transport links. The property is set back from the road beyond neatly tended gardens and a block paved driveway which provides parking for one vehicle. Accessed from Monarch Close is a communal courtyard where there is a second parking space to the rear of the **Single Garage** 5.35 x 2.44m (approx. 17'6 x 8'0) which has power and lighting, an electric entrance door and a further pedestrian door into the garden

West Facing Garden

The rear garden is laid to a paved terrace and neatly stocked borders, with a fenced storage area housing the wheelie bins. There is exterior water and lighting, a gate

opens out to the side aspect giving access to the garage and the garden enjoys a sunny westerly aspect

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