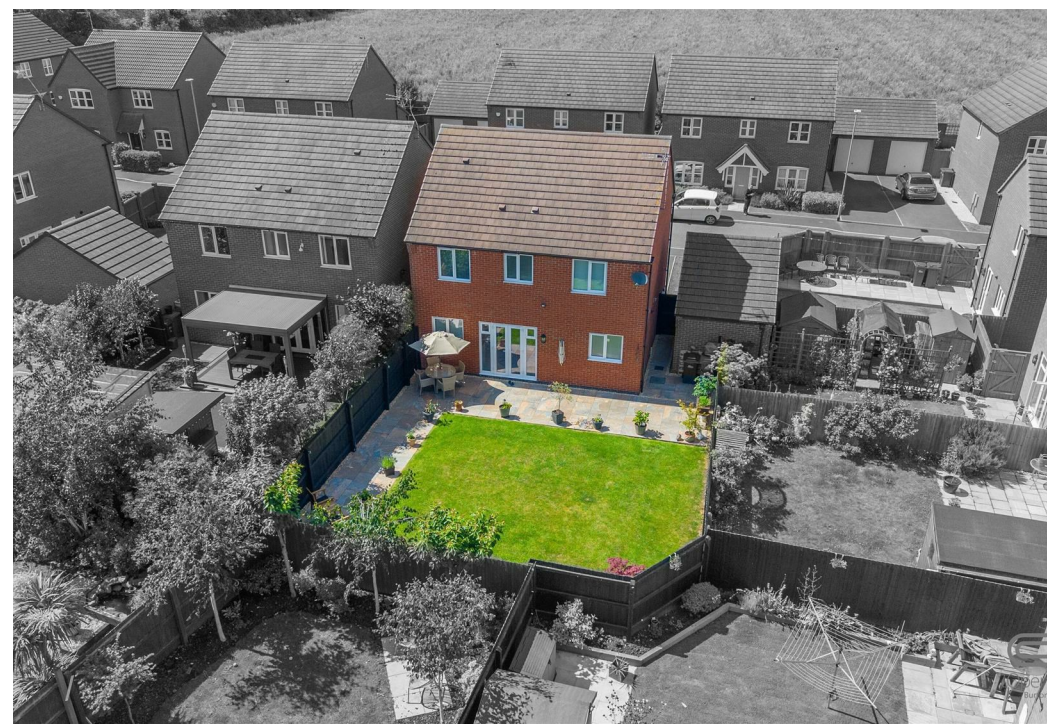


St. Marys Drive, Stretton, Burton-On-Trent, DE13 0JJ

Offers Over £325,000

Council Tax Band: D





We are pleased to present this beautifully maintained detached family home on St Mary's Drive, Stretton. Offering a smart modern layout with four double bedrooms, two bathrooms, a ground floor WC, garage and a superb landscaped rear garden, this is a fantastic home for families, professionals or buyers looking for a property they can move straight into.

The home is positioned within a popular residential setting in Stretton, and positioned just moments from schooling and fantastic selection of local amenities including Co-op, Morrisons Local, Pharmacy, eateries, pubs and Stretton Medical Centre. The area is also well-served by public transport, with regular bus routes into Burton town centre, Queens Hospital, and neighbouring villages.

For commuters, the property benefits from excellent access to the A38 (towards Derby, Lichfield, Birmingham), A511 and A50, while families will appreciate the close proximity to local parks and green spaces.



Open House Burton & Swadlincote



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |