



25 Beech Lane
Stretton
Burton-On-Trent
DE13 0DU

Price Guide
£325,000

- Viewing strongly advised
- Heart of the village
- Walking distance to shops
- Beautifully presented
- Extended and re-modelled by current owners
- Two double bedrooms
- Superb shower room
- Impressive open plan (if required) lounge, dining and kitchen area
- Stunning landscaped gardens/ Drive for parking
- Former Garage (restricted access for vehicles)

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This beautifully presented two-bedroom bungalow must be viewed to be appreciated. Sitting in the heart of Stretton village, close to shops and amenities and with a stunning garden. The property has been thoughtfully remodeled and extended by the current owners, creating a modern yet still traditional living space. The kitchen has been fitted to a lovely standard with quartz worktops and fold-up kitchen wall cabinets. The bathroom too has been remodelled and refitted by the vendors creating a luxury bathing area with a wet room-style shower with glazed shower doors. The lounge can be closed off to create a cosy environment on cooler evenings, but with bi-fold doors connecting to the dining space, it can become a great entertaining area. Completing the gas centrally heated and double glazed accommodation are two double bedrooms to the front aspect.

OUTSIDE

The front drive offers parking, and the garden here is low maintenance. A wide path leads down to a garage-style workshop with power and light and the rear garden is a joy with ample space for sitting and enjoying the garden, or if you enjoy pottering around ample opportunity for that too.

LOCATION

Beech Lane sits in the heart of the village with an array of shops, including hairdressers, beauticians, convenience stores, supermarkets and a bakery within walking distance. There is a bus service, and the town centre of Burton upon Trent is just a short drive away. For those requiring travel the A38 and A50 are within an easy drive.

PORCH

An attractive full glazed door opens into the porch with a contemporary oak door opening into the hall.

HALL

1.15 x 3.60 (3'9" x 11'10")

Having doors to the bedrooms, shower room and lounge. There is a loft access point, and radiator.

OPEN PLAN LOUNGE, DINING AND KITCHEN AREA

LOUNGE

4.77 x 3.95 (15'8" x 13'0")

An attractive room with two windows to the side offering light. There is a contemporary style wall mounted gas fire with a living flame effect. Coving to the ceiling, a door to the kitchen and bi-fold doors open through to the Dining area.





DINING ROOM

7.97 x 2.68 (26'2" x 8'10")

This is a lovely space with lots of light streaming through the French doors and roof lanterns. It offers views over the garden and a wide opening into the modern fitted kitchen.

QUALITY FITTED KITCHEN

3.33 x 3.12 (10'11" x 10'3")

Attractively fitted with a range of base cupboards with quartz worktops over inset with a one and quarter stainless steel and five-ring gas hob. There is a range of matching wall-mounted cupboards some with up and over fronts. Integrated appliances include a double oven and there is space for a washing machine, dishwasher and fridge freezer. Splashbacks are attractively tiled and there are recessed ceiling down lights.

BEDROOM ONE

4.04 min x 3.54 (13'3" min x 11'7")

It has a large walk-in bay window with a curved radiator and a further window to the side. There is coving to ceiling and ceiling light point

BEDROOM TWO

3.50 x 3.26 (11'6" x 10'8")

Having a lovely bay window to the front aspect, a radiator, ceiling light point, and a storage cupboard housing the domestic hot water and central heating boiler.

LUXURY SHOWER ROOM

1.48 min x 2.82 (4'10" min x 9'3")

This superbly presented shower room is equipped with a vanity unit with a hand wash basin inset, a built-in w.c. and a shower area in a

wet room style with twin glazed shower doors. There are fully tiled walls and matching floor tiles.

OUTSIDE.

FRONT

To the front is a driveway with parking. A blocked paved path leads to the front door with the garden being low maintenance and incorporating, a slate bed, further block paved area, and shrub beds.

REAR

The rear Garden is a lovely feature of the property and is beautifully landscaped. There are paved patio areas, a beach-themed area with gravelled pebble and shell areas. An area with Raspberry canes, shaped lawns and borders full of herbaceous planting. There are raised ornamental beds and space for sheds and greenhouses.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environment-agency>
<http://www.gov.uk/>

CURRENT UTILITY SUPPLIERS

Water - South Staffs Water
 Gas - Octopus
 Electric - Octopus
 Sewage
 Broadband supplier - BT

Broadband speeds - BT

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

COUNCIL TAX BAND

East Staffordshire Borough Council Band C

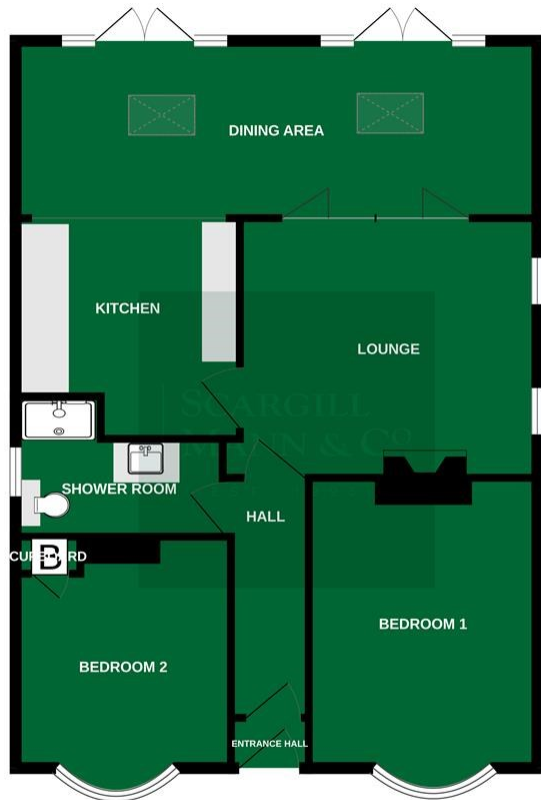
Freehold

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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