



152A Bitham Lane
Stretton
Burton-On-Trent
Staffordshire
DE13 0HB

Price
£367,500

- Set off a private driveway off Bitham Lane
- Double glazed & gas centrally heated
- Entrance hall & guest cloakroom
- Lounge & separate dining room with conservatory off
- Superbly appointed kitchen & utility room
- Master bedroom with superbly appointed en-suite
- Three further bedrooms & family bathroom
- Garage & parking
- Gardens to front & rear
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Set down a long private drive off Bitham Lane is this modern four bedroom detached residence with new kitchen and bathrooms. Having neutral décor throughout, the property is superbly presented and offers a convenient yet quiet location on the outskirts of this popular village.

The gas centrally heated and double-glazed accommodation has an entrance hallway, superb re-fitted modern kitchen, lounge, and a separate dining room that leads onto a conservatory with views of the garden. A utility room and guest cloakroom complete the ground floor accommodation. To the first floor is a lovely landing area, master bedroom with fitted wardrobes and superbly appointed en-suite shower room, three further bedrooms, and a family bathroom.

Outside is a garage with additional parking, a front garden and a path leading into the rear garden which is fully enclosed with lawn, patio and herbaceous beds.

LOCATION

Stretton is a popular village with good schooling at all ages, shops, hairdressers, post office, bakery, and beauty salon. There is easy access to the A38 and A50 for further onwards travel.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

ENTRANCE HALLWAY

1.5 x 3.13 plus 2.8 x 1.95 (4'11" x 10'3" plus 9'2" x 6'5")

L-shaped and having ceiling light points, coving to ceiling, radiator, stairs to first floor landing, under-stairs storage cupboard plus further cloaks cupboard. Door to:

GUEST CLOAKROOM

0.88 x 1.93 (2'11" x 6'4")

Having tiled flooring, obscure window to side aspect, radiator, ceiling light point, w.c., and wash hand basin set within a vanity unit with tiled surround.

LOUNGE

3.31 x 6.21 (10'10" x 20'4")

Having a large walk-in bay window to front aspect, radiator, ceiling light points, coving to ceiling, feature fire surround with living flame gas fire inset.

DINING ROOM

2.68 x 2.95 (8'10" x 9'8")

Having ceiling light point, coving to ceiling, radiator and large opening to:





CONSERVATORY

2.72 x 3.14 (8'11" x 10'4")

Having french doors leading out onto the rear patio area, fully glazed roof, and power.

SUPERBLY FITTED KITCHEN

3.18 x 3.92 (10'5" x 12'10")

Attractively fitted with an extensive range of base cupboards and drawer units with matching wall mounted cabinets over. Integrated appliances include a Bosch oven and grill, dishwasher, and freezer. The Worcester Bosch domestic hot water and central heating boiler is also housed here. Attractive concrete effect worktops with matching up-stands/splashbacks incorporate a Bosch four ring electric hob with contemporary extractor over, plus a sink and side drainer with mixer taps over. There are recess ceiling down-lights, ceramic tiled flooring, and door to:

UTILITY ROOM

1.97 x 2.15 (6'6" x 7'1")

Fitted with a matching range of wall mounted cabinets and larder units. Plumbing and space for washing machine, plus further spaces for tumble dryer and fridge/freezer. Ceiling light point, window to side aspect, and door to side.

FIRST FLOOR ACCOMMODATION

LANDING

Having loft access point, window to side aspect, and doors leading off.



MASTER BEDROOM

5.28 max 3.98 min x 2.68 to wardrobe door front (17'4" max 13'1" min x 8'10" to wardrobe door front)

Having window to front aspect, radiator, coving to ceiling, and a good range of built-in wardrobes with overhead cabinets. Door to:

EN-SUITE SHOWER ROOM

1.37 x 2.2 (4'6" x 7'3")

Superbly fitted with a good size vanity unit with drawers and cupboard storage and wash hand basin with mixer tap over, w.c., and fully tiled shower enclosure with dual-head shower. Recess ceiling down-lights, obscure window to side aspect and chrome heated towel rail.

BEDROOM TWO

2.95 x 2.97 (9'8" x 9'9")

With window to rear aspect, radiator and ceiling light point.

BEDROOM THREE

2.95 x 2.96 (9'8" x 9'9")

With window to rear aspect, radiator and ceiling light point.

BEDROOM FOUR

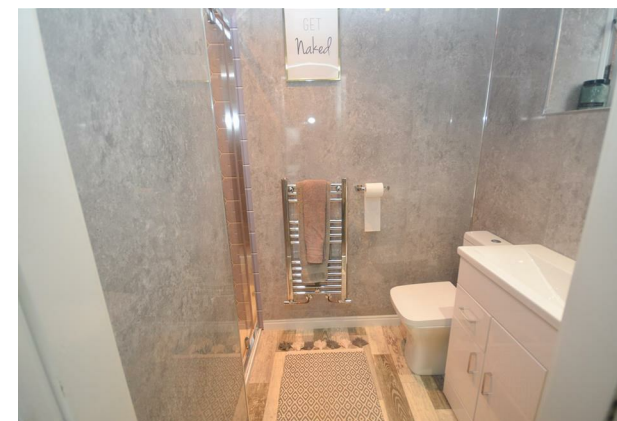
2.58 x 2.74 (8'6" x 9'0")

Having window to front aspect, radiator and ceiling light point.

FAMILY BATHROOM

2.17 x 1.76 (7'1" x 5'9")

Fitted with a panelled bath with mixer taps and separate shower over with glazed side screen, pedestal wash hand basin and w.c. Obscure window to side aspect, radiator and recess ceiling down-lights.



OUTSIDE AND GARDENS

The property is set down a long drive off Bitham Lane shared with another property. To the front is a garage and parking. The front garden is mainly laid to lawn with a pathway leading to the front door and side gated access leading to the rear.

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The fully enclosed rear garden incorporates a shaped lawn with herbaceous borders, patio area for entertaining, shed and summerhouse (included in the sale).

TENURE

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.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band E

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW December 2022)/A

CONDITIONS OF SALE

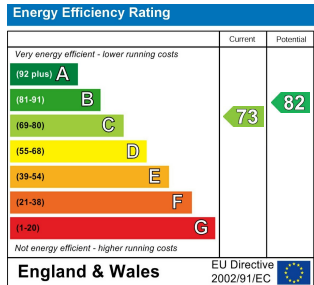
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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

1ST 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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