

# Claymills Road

Stretton, Burton-on-Trent, DE13 0JQ

John   
German





# Claymills Road

Stretton, Burton-on-Trent, DE13 0JQ

Offers Over £500,000

**An outstanding bungalow standing a superb 0.25 acre garden plot that has been substantially extended and modernised with two/three reception rooms, four/five bedrooms and a stunning open plan living and dining kitchen. Perfect for a large family or multi generational living.**

This exceptional extended, modernised and refitted bungalow enjoys an abundance of space together with a superb established 0.25 acre garden plot, ideal for a large family or to fulfil the need for multi generational living.

Situated in the popular residential location of Stretton on the edge of Burton on Trent that has a wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links provided by the A38 and A50.

Set back behind an expansive gravelled driveway and established front garden, an entrance door opens into the superb reception hall with tiled floor throughout and stairs to the first floor.

The property features a flexible ground floor layout beginning with a sitting bedroom/bedroom four on the left with a bay window to front and wood effect flooring. Across the hall is bedroom five that could be used as a home office if required, also overlooking the front.

The well appointed ground floor bathroom has a panel bath, vanity wash hand basin, WC, contrasting wall and floor tiling plus a window to the side.

There is a practical and very useful utility room with base and eye level units, appliance spaces, coat hooks and door to the side.

The generous living room enjoys a dual aspect with two windows to the side plus a window framing views over the rear garden, with wood effect floor.

The highlight of the ground floor is the stunning open plan kitchen/dining/living space that has been extended, refitted and upgraded with a superbly appointed kitchen having a range of grey gloss units, stylish work surfaces incorporating a sink and drainer unit with feature splash back plus a matching L-shaped centre island having a gas hob and extractor hood. Further integrated appliances include an oven, microwave, coffee machine plus space for an American style fridge freezer. High gloss tiled flooring runs throughout and into the living/dining area with four panel bi-fold doors opening out to the paved terrace, ideal for outdoor dining and entertaining.

To the first floor the master bedroom offers a superb suite with a large bedroom area having a French window framing views over the rear garden and beyond. It has the added luxury of a walk-in wardrobe and a superbly appointed en suite bathroom having a four piece suite with panel bath, separate shower cubicle, pedestal wash hand basin, WC and towel rail/radiator.

Bedroom two has two skylights and useful eaves storage while bedroom three overlooks the front and has the benefit of a walk-in wardrobe.

Completing the first floor is a modern bathroom having a suite comprising bath with shower and screen above, vanity wash hand basin and WC.

The sizeable plot is an outstanding feature of this home having an extensive rear garden featuring a paved patio terrace, generous lawns, well established borders, decking with pergola over plus an allotment style garden with greenhouse.

Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

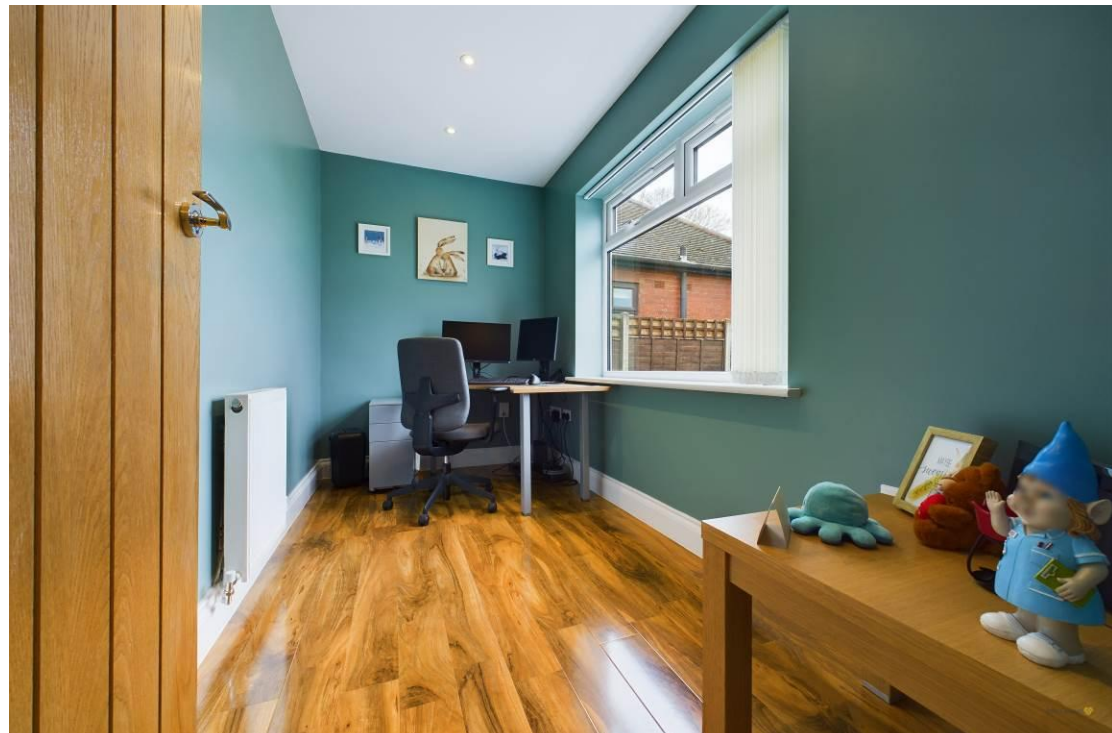
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





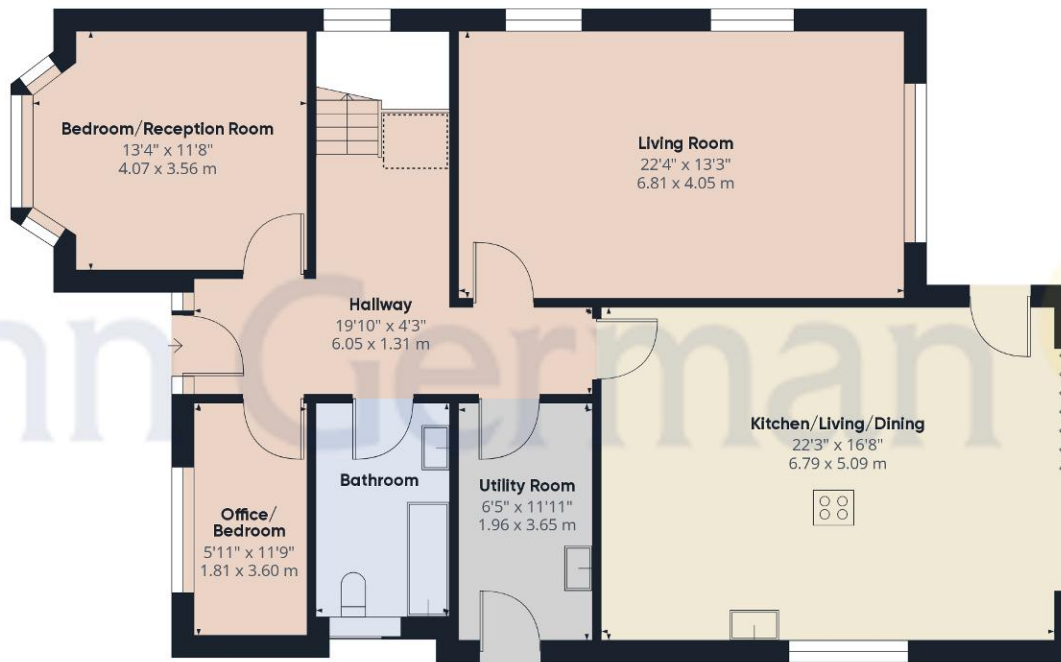




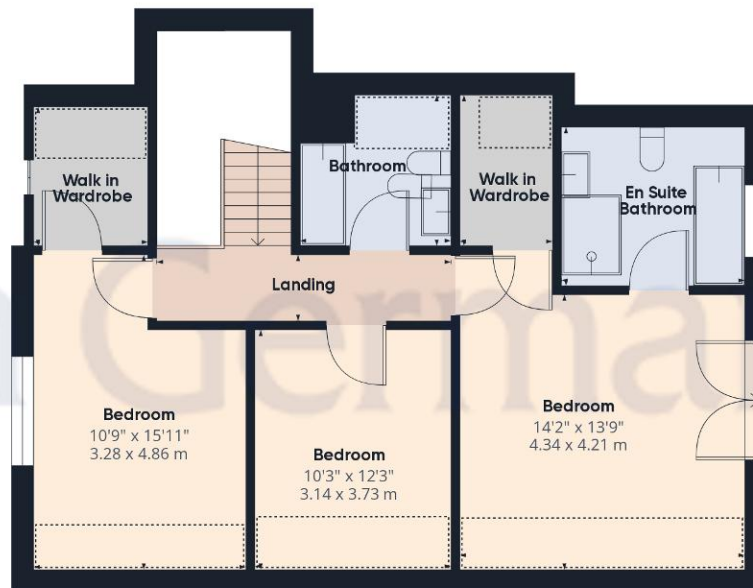








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2010.67 ft<sup>2</sup>

186.8 m<sup>2</sup>

Reduced headroom

134.2 ft<sup>2</sup>

12.47 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



