



**Bitham Lane,, Stretton, DE13 0HA**

**Nicholas  
Humphreys**

**Offers In The Region Of  
£439,000**



This charming detached period bungalow offers modern comforts in a sought-after location, with open fields and farmland as a serene backdrop. The internal accommodation comprises; a welcoming reception hallway leading to a spacious lounge at the rear, featuring a living flame log-effect gas fire and French patio doors that open onto a decked garden area with picturesque views.

The extended, refitted dining kitchen boasts a contemporary design, complete with quartz countertops, a central island with a built-in sink, and ample storage. Integrated appliances include a Neff oven & combination oven, fridge freezer, and induction hob with extractor hood. The adjoining dining area has ceramic tile flooring and underfloor heating, connects to the garden through sliding uPVC patio doors.

A side extension houses a utility room, guest cloakroom, and access to a versatile home office or optional fourth bedroom, with its own uPVC door to the rear garden. Three well-appointed bedrooms are located across the front of the property. The modern shower room features a walk-in double shower enclosure, WC, and hand wash basin.

The property is set on a desirable plot with a generous driveway offering off-road parking for multiple vehicles. The rear garden, enclosed and backing onto open fields, includes a decked area, lawn, mature shrubs, and specimen trees.

This home fully uPVC double-glazed with gas central heating throughout, combining period charm with contemporary amenities.



**The Accommodation**

Entrance Hallway & Lounge: A welcoming reception hallway with laminate flooring, leads to a spacious lounge at the rear, featuring a living flame log-effect gas fire and French patio doors that opens onto a decked garden area with picturesque views across surrounding farmland.

Extended Kitchen & Dining Area: The extended, refitted dining kitchen boasts a contemporary design, complete with quartz countertops, a central island with a built-in sink, and ample storage. Integrated appliances include a Neff combination oven, concealed fridge freezer, wine cooler and induction hob with extractor hood. The adjoining dining area, with ceramic tile flooring and underfloor heating, connects to the garden through sliding uPVC patio doors and has a double glazed atrium style ceiling window to allow an abundance of natural light..

Utility & Cloakroom: A side extension houses a utility room with storage cupboard, sink and door to the guest cloakroom with fitted WC and hand wash basin.

Garden Room / Optional Fourth bedroom: A versatile space for a home office or optional fourth bedroom, with its own uPVC door to the rear garden decked area.

Bedrooms: Three well-appointed bedrooms are located across the front of the property with laminate flooring and the larger bedroom having a feature fire place.

Shower Room: The modern shower room features a walk-in double shower enclosure, white suite offering WC, and hand wash basin with heated towel rail and tile flooring.

Outdoor Space: The property is set on a desirable plot set behind double gates and hedgerow with a generous driveway offering off-road parking for multiple vehicles. The rear garden, enclosed and backing onto open fields, includes a decked area, lawn, mature shrubs, and specimen trees.

This property provides a perfect balance of rural tranquillity and modern living close the the village hub of Stretton with various shops, village bakers and amenities whilst within easy reach of the A38 commuter route between Derby & Lichfield.

**Reception Hallway**

**Lounge**

6.40m max x 4.95m (21'0 max x 16'3)

**Extended Kitchen Diner**

5.44m max x 5.05m (17'10 max x 16'7)

**Utility Room**

3.96m x 2.01m (13'0 x 6'7)

**Guest Cloakroom**

**Garden Room / Optional Bed 4**

3.58m x 2.01m (11'9 x 6'7)

**Bedroom One**

3.73m x 3.05m (12'3 x 10'0)

**Bedroom Two**

3.40m x 2.79m (11'2 x 9'2)

**Bedroom Three**

2.87m x 2.64m (9'5 x 8'8)

**Shower Room**

4.27m x 1.70m (14'0 x 5'7)

**EPC**

Since the EPC was produced improvements have been made to the home and an original conservatory has been converted into the main kitchen diner.

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

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

The property information provided by Nicholas Humphrey Estate Agents 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. 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.







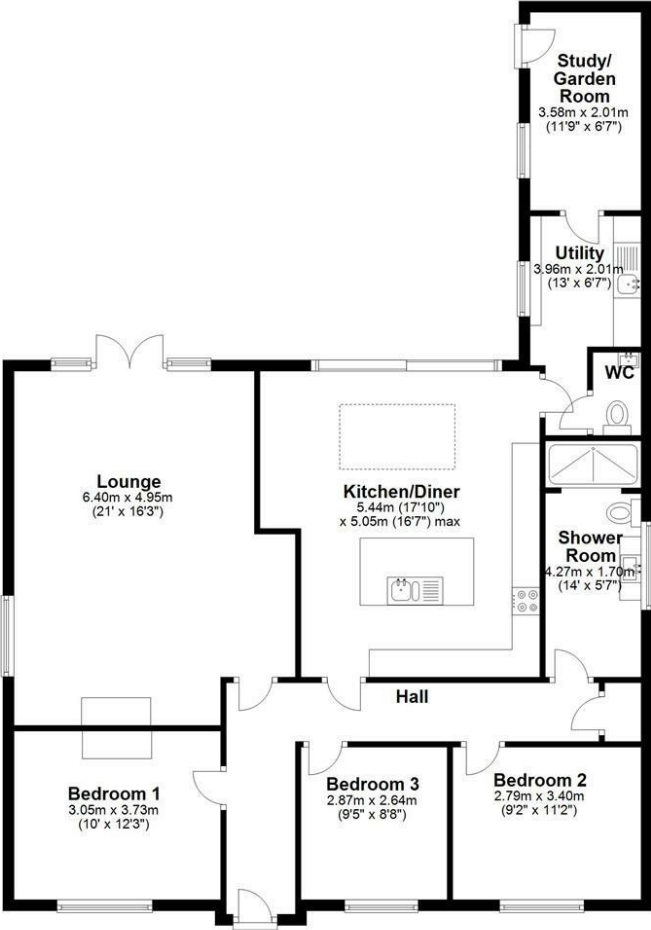




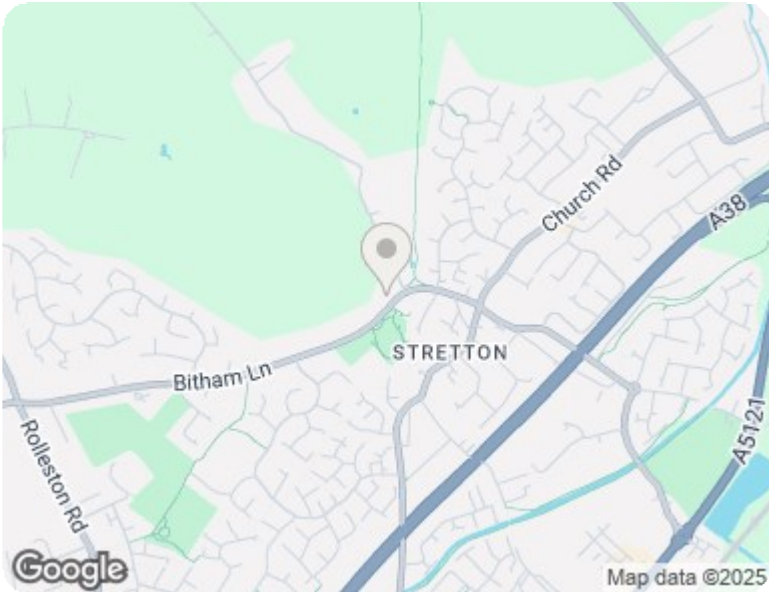


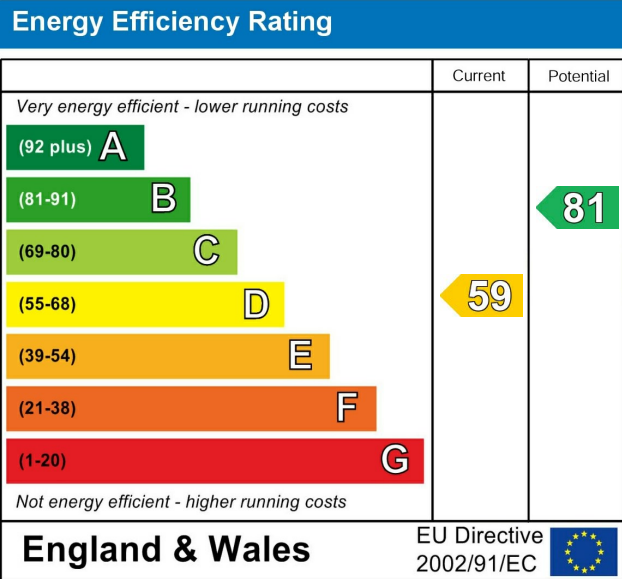


Ground Floor



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Plan produced using PlanUp.





Council Tax Band C

Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>