



Beech Avenue,, Stretton, DE13 0DT

Nicholas
Humphreys

£215,000

**** Extended Semi Detached ** Open Plan Living Accommodation ** Generous Plot ****

Situated on the desirable Beech Avenue in Stretton, this traditional bay-fronted semi-detached family home offers spacious and stylish living across a generous plot. The property features a welcoming entrance hallway, a bright front lounge with a walk-in bay window, and an impressive rear extension creating an open-plan living, dining, and kitchen space. The kitchen is well-equipped with fitted units, a range cooker, and a built-in dishwasher, while the vaulted ceiling with skylights and sliding patio doors enhance the sense of light and space.

To the first floor are two well-proportioned double bedrooms, including a front-facing master with bay window and a rear bedroom with garden views and built-in storage. A contemporary bathroom is fitted with a white suite, including a bath with overhead shower, exposed brick detailing, and modern finishes.

Outside, the home offers off-road parking for two cars, gated side access, and a large rear garden with patio area, lawn, and multiple sheds. Conveniently located close to Burton and Stretton with excellent access to the A38, this property is ideal for families and commuters alike. Viewings are available by appointment.



The Accommodation

Nestled in the sought-after residential area of Beech Avenue, Stretton, this attractive, traditional bay-fronted semi-detached family home sits proudly on a generous plot, offering a blend of classic character and contemporary living. The property is approached via a UPVC double-glazed side entrance door, opening into a welcoming hallway with sleek laminate flooring and a staircase that rises to the first-floor accommodation.

To the front of the home, the lounge is bathed in natural light from a walk-in bay window, complemented by laminate flooring and radiator that adds a cosy touch. To the rear, the home has been thoughtfully extended across the ground floor, creating a spacious and versatile open-plan living, dining, and kitchen area, ideal for modern family life and entertaining.

The kitchen is well-appointed with a range of fitted base units topped with a stylish woodblock work surface, built-in dishwasher, ceramic Belfast sink, and a freestanding range cooker beneath an extractor hood. Matching wall units provide ample storage, and a side-facing window brings in extra light.

Flowing seamlessly from the kitchen is the dining and living area, where tiled flooring continues throughout and a charming under-stairs recess has been cleverly transformed into an attractive bar area. Sliding patio doors lead directly from the dining space to the rear garden, while a vaulted ceiling with inset skylight windows floods the space with daylight, enhancing the open and airy feel.

The first floor hosts two generously proportioned double bedrooms. The master bedroom, located to the front of the property, features a striking walk-in bay window, while the second bedroom enjoys serene views over the rear garden and includes a built-in storage cupboard. The contemporary bathroom is tastefully finished with a white suite comprising a low-level WC, pedestal wash hand basin, and a bath with overhead shower and fitted screen. Stylish tiling, exposed brickwork, a heated towel rail, airing cupboard and tiled floor complete this relaxing and modern space.

Externally, the property is set back from the road with a private driveway offering off-road parking for two vehicles. Gated side access leads to a beautifully maintained and extensive rear garden, which begins with a paved patio area ideal for outdoor dining and continues into a wide expanse of lawn bordered by fencing. Several garden sheds provide practical storage, adding to the appeal of this well-rounded family home.

Conveniently positioned close to Burton and Stretton and within easy reach of the A38, the property is well situated for commuters and families alike. Internal viewing is essential to fully appreciate the quality and spaciousness of the extended accommodation, with viewings available strictly by appointment.

Hallway

Lounge

4.47m x 3.51m into bay (14'8 x 11'6 into bay)

Kitchen Diner

7.16m max x 4.47m max (23'6 max x 14'8 max)

Bedroom One

4.47m x 3.45m into bay (14'8 x 11'4 into bay)

Bedroom Two

3.45m x 2.57m (11'4 x 8'5)

Bathroom

2.57m x 1.83m (8'5 x 6'0)

Driveway & Garden

Draft details awaiting vendor approval subject to change. Awaiting revised EPC inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

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

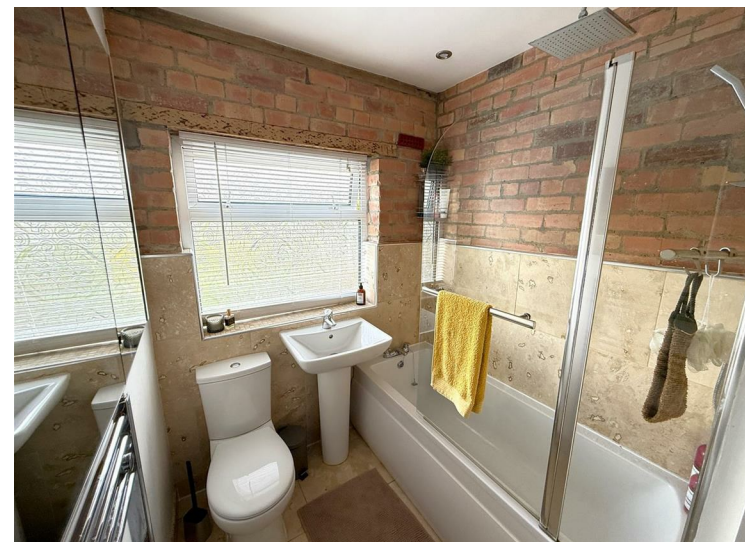
signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

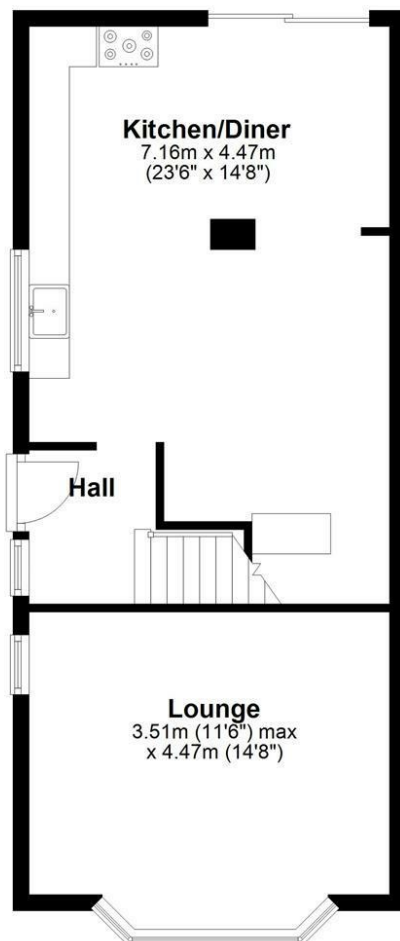
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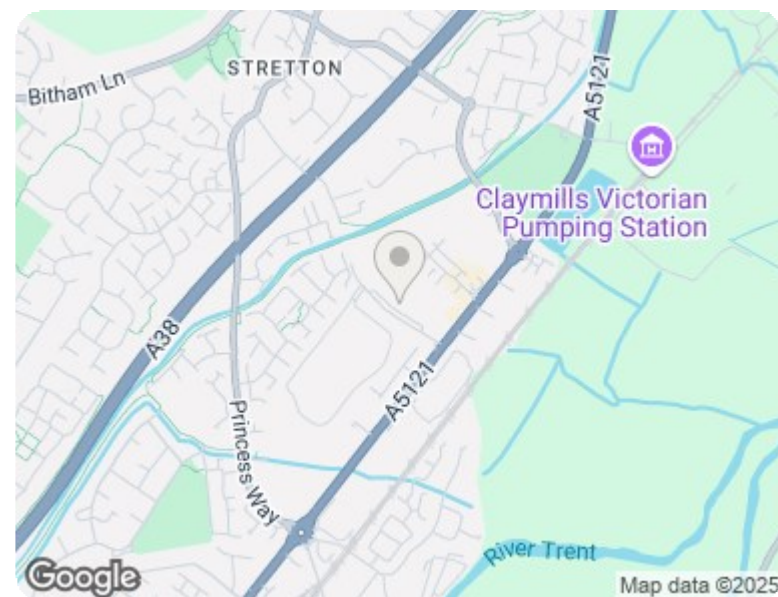
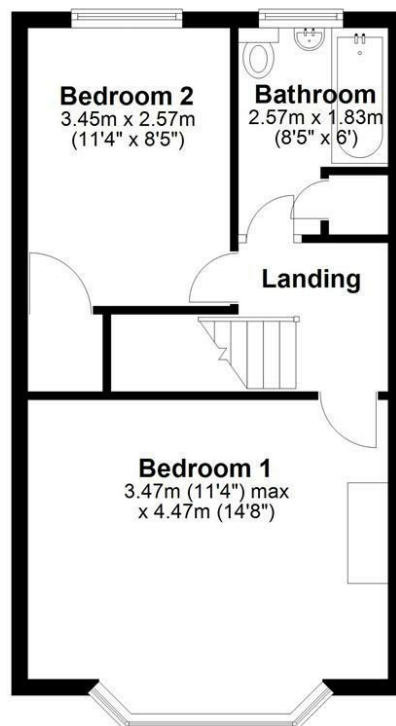


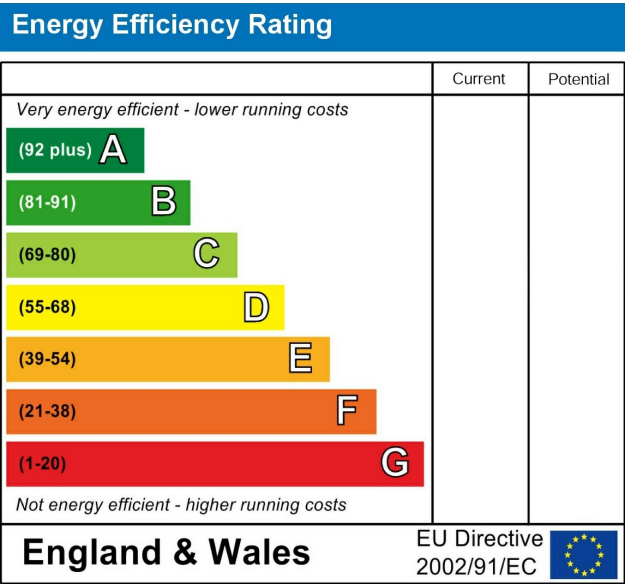


Ground Floor



First Floor





Council Tax Band B

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.

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>

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