

Beamhill Road

Stretton, Burton-on-Trent, DE13 0AD

John German





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£350,000

This light, bright & spacious bungalow stands on an amazing 0.26 acre garden plot with a character hall with parquet floor, living room, open plan kitchen & dining room, two generous double bedrooms, shower room, utility, guest wc, an extensive drive and good size garage.

NO CHAIN

Set on a lovely tree lined road is this impressive bungalow offering a superb blend of new and old. The plot of approx. 0.26 acres offers an abundance of outdoor space from an extensive drive, lawned front garden and an amazing long established rear garden. The bungalow is well presented throughout and ready to move into with the advantage of no upward chain. The location is just a short distance from schools, shops, the town centre and countryside walks.

A lovely timber front door opens into an impressive reception hall with parquet flooring and doors leading off. To the left is a light living room with views to front while across the hall is a dining/sitting room that has French doors framing lovely garden views. There is an open plan feel into the adjacent kitchen that is fitted with base and level units with an integrated oven and hob plus spaces for a fridge/freezer and dishwasher. The utility room offers that extra appliance space and there is also a guest WC, a handy internal door to the garage and door out to the gardens.

There are two light and airy double bedrooms - the master with fitted mirrored wardrobes has views to front and bedroom two enjoys garden views and has the unique feature of a large walk in wardrobe which also has a fitted desk/workstation.

The shower room is well appointed with a modern suite, towel rail/radiator and window to side.

From the dining room is a terrace with artificial grass and view. Steps lead down to an established lawned garden surrounded by planted beds and borders, offering endless possibilities to landscape in your own style. The larger bottom portion of the garden is kept as a wildlife garden.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property and lower part of the garden are on two separate Titles.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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

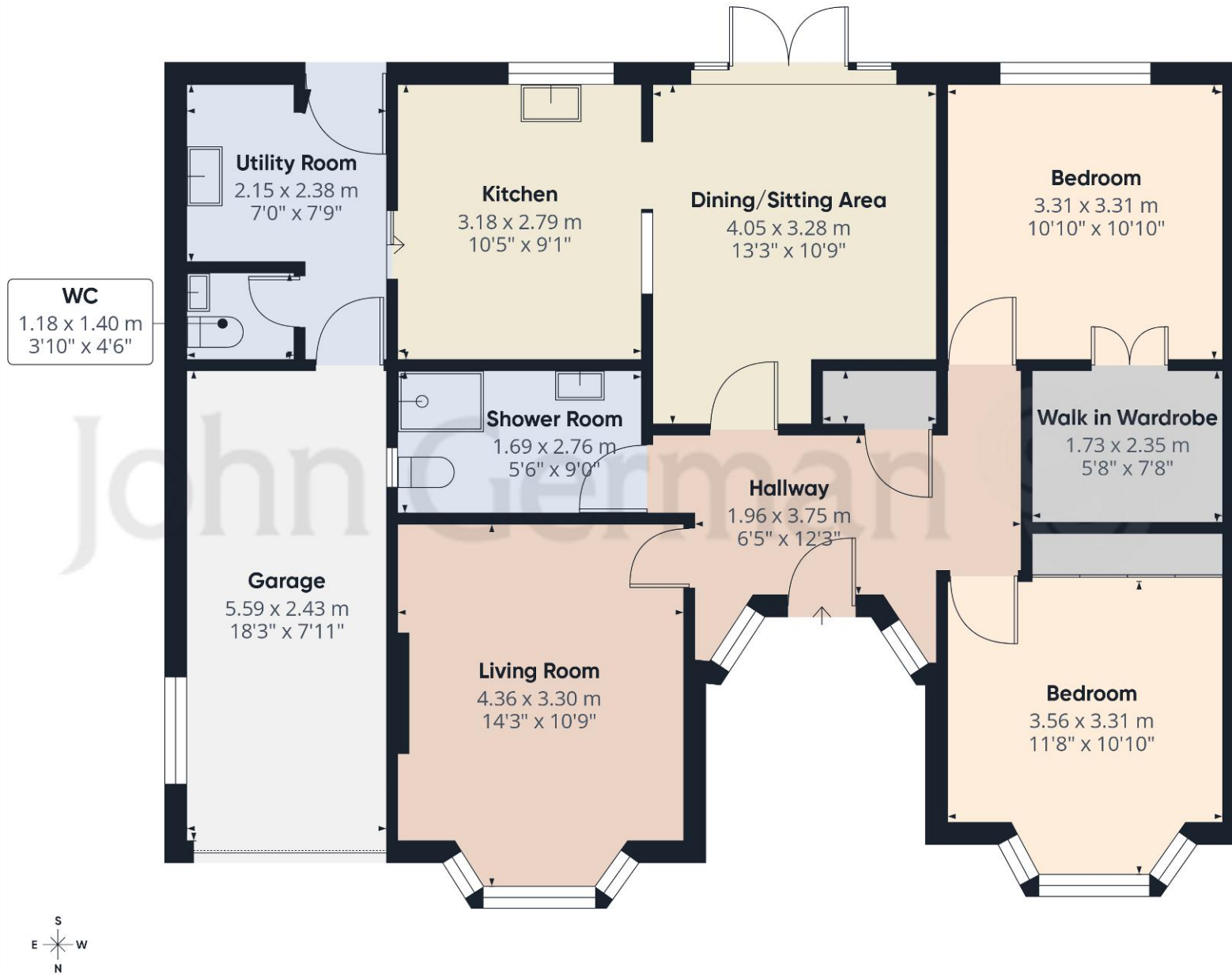
Our Ref: JGA/08052026

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Approximate total area⁽¹⁾
98.4 m²
1061 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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