



Bitham Lane, Stretton, Burton-on-Trent



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£500,000



## Key Features

- Superb Family Home
- Immaculately Presented Throughout
- Prominent Established Location
- Ideally Located For De Ferrers Academy
- Two Reception Rooms
- Four Bedrooms
- EPC rating TBC
- Freehold





An immaculate family home presented to an exceptional standard throughout and occupied since new by the current owners. The property has been meticulously maintained and occupies an enviable location backing onto the grounds of De Ferrers Academy. Complemented by very well tended mature gardens together with a summerhouse the accommodation is very generous compared to the majority of family homes. In brief the accommodation comprises: - reception hall, large lounge, separate dining room, impressive dining kitchen with utility area, inner hallway and cloak room. On the first floor a landing leads to the master bedroom suite with dressing area and en-suite shower, second bedroom with en-suite shower, two further bedrooms and bathroom. Externally there is a driveway providing ample parking and gives access to the integral garage, whilst to the rear there are very well tended and well stocked gardens together with a substantial summerhouse. The property is offered for sale with no upward chain.

#### Accommodation In Detail

Entrance door leading to:

#### Reception Hall

having oak wood floor, one central heating radiator, coving to ceiling, winding staircase to first floor with deep understairs store cupboard and glazed doors leading through to the reception rooms and kitchen.

#### Lounge 6.08m x 3.95m (19'11" x 13'0")

having leaded bow window to front elevation, French doors to rear, two central heating radiators and oak beamed ceiling, miniature inglenook style fireplace with a quarry hearth and beamed mantle housing multi fuel fire.

#### Dining Room 3.49m x 3.45m (11'6" x 11'4")

having leaded bay window to front elevation, coving to ceiling, two wall light points and one central heating radiator.

#### Dining Kitchen 5.41m x 3.03m (17'8" x 9'11")

having a stainless steel sink with mixer tap set into a marble work top with complementary splashbacks, high gloss fronted base cupboards and drawers, integrated fridge and dishwasher, built-in microwave, matching wall mounted cupboards, appliance space for range style cooker with smoked glass splashback, double width extractor canopy, tiling to floor, one central heating radiator and recessed ceiling lights.

#### Utility Area 4.26m x 4.03m (14'0" x 13'2")

having glazed folding doors opening out to the rear garden, window to rear, high gloss units with marble effect work top over, stainless steel sink with mixer tap, tiled floor, recessed ceiling lights, upright tubular radiator, two Velux rooflights and door to:

#### Open Plan Dining Living Kitchen Utility Area

overall measurement 9.44m x 4.03m (31'.0" x 14'.0" max)

#### Inner Hallway

having tiling to floor, one central heating radiator and door to garage.

#### Guest Cloak Room

having wc, wash basin with cupboard under, tiling to walls and floor and window to front elevation.





## On The First Floor

### Landing

having one central heating radiator and airing cupboard housing hot water tank.

### Master Bedroom 7.53m x 4.09m (24'8" x 13'5")

having three central heating radiators, recessed ceiling lights and windows to front and rear elevations.

### Dressing Area

having wood effect floor and large built-in wardrobe with sliding doors.

### En-Suite

having a twin sized walk-in shower cubicle with glazed screen, wc, wash basin set on a floating vanity unit with drawer under, tiling to walls, recessed ceiling lights and ladder style radiator,

### Bedroom Two 5.2m x 3.39m (17'1" x 11'1")

having two central heating radiators, coving to ceiling, windows to front and rear elevations and a substantial range of built-in furniture comprising two double and two single wardrobes with high level storage cupboards over and drawers under, matching dresser and drawers.

### En-Suite

having shower cubicle, wc, wash basin set on a floating vanity unit with drawers under, ladder style radiator, tiling to walls and floor, recessed ceiling lights and window to front elevation.

### Bedroom Three 3.41m x 2.87m (11'2" x 9'5")

having one central heating radiator, coving to ceiling, window to front elevation and built-in wardrobes to one wall.

### Bedroom Four 2.9m x 2.01m (9'6" x 6'7")

having one central heating radiator, window to rear elevation and coving to ceiling.



## Bathroom

having free-standing modern bath with shower attachment over and glazed shower screen, wc, wash basin set on a floating vanity unit, bidet, full tiling to walls, ladder style radiator, recessed ceiling lights and window to rear elevation.

## Outside

To the front of the home is a block paved driveway providing ample car-standing and gives access to the integral garage. There is pedestrian access to the side and rear of the property. To the rear is an enclosed garden which are a particular feature of the property with crazy paved and shaped patio areas, lawned area, well established borders with a variety of plants and shrubs. There is also a substantial summerhouse.

## Garage 5.6m x 2.9m (18'5" x 9'6")

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

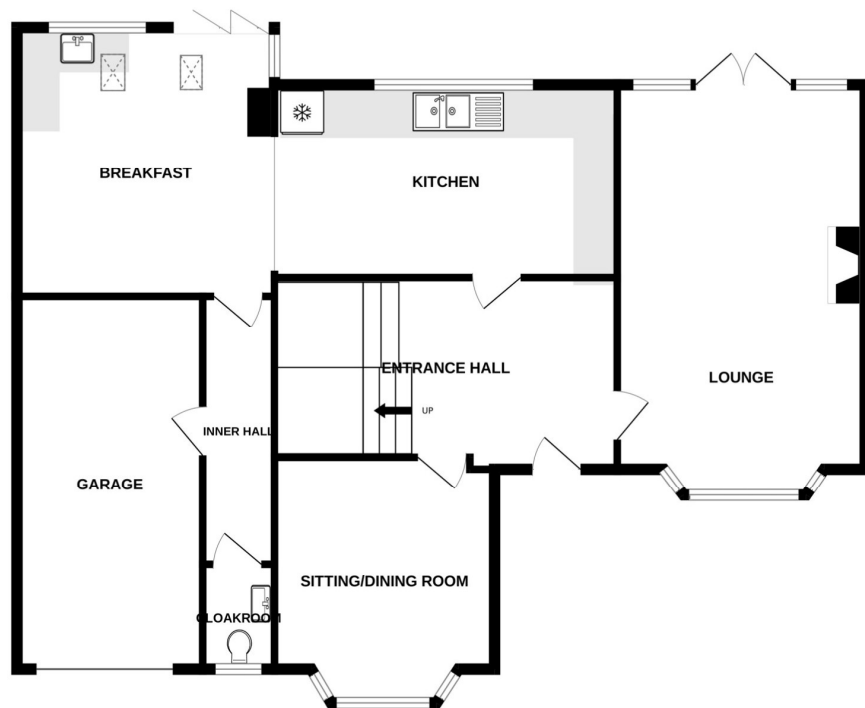
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

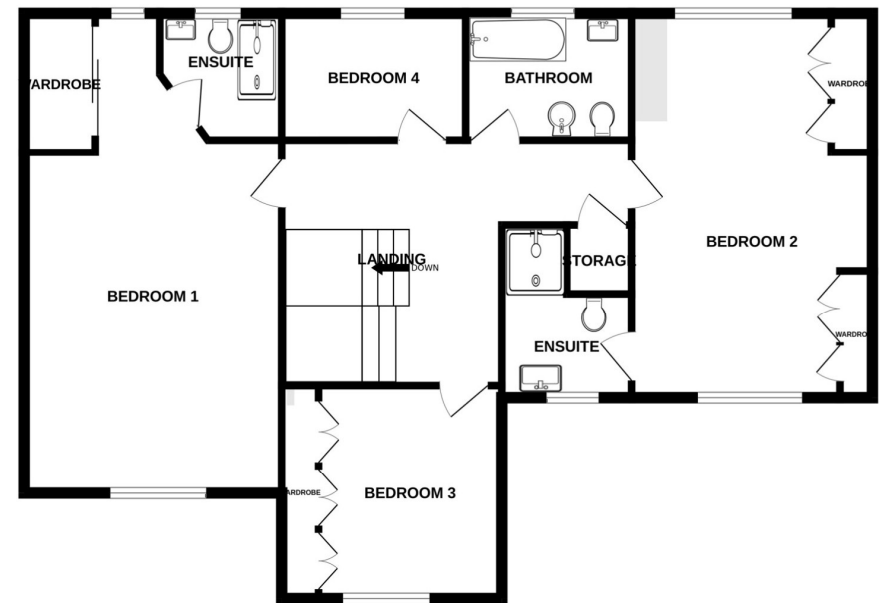
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR  
1061 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.6 sq.m.) approx.

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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