Craythorne Road, Stretton, Burton-On-Trent, DE13 0AZ

Nicholas Humphreys

Asking Price £425,000

A rare opportunity to acquire this extended and deceptively spacious detached bungalow, occupying a delightful semi-rural position along the highly regarded Craythorne Road in Stretton and enjoying attractive open field aspects to both the front and rear elevations. Set well back from the road behind double gates, the property benefits from an extensive block-paved driveway providing ample off-road parking for numerous vehicles, together with a substantially sized garage.

Internally, the versatile accommodation includes a welcoming reception hallway, useful study/home office, generous lounge separate dining room and an extended dining kitchen with a log-burning stove. Across the rear of the property is an impressive garden room/sun lounge overlooking the extensive gardens. There are two well-proportioned double bedrooms and a spacious four-piece bathroom incorporating a double shower enclosure and Jacuzzi-style spa bath.

Outside, the extensive rear garden features paved patio areas, a generous lawn and a variety of mature shrubs and trees, with the garden backing directly onto farmland. A particular additional feature is the substantial detached workshop, complete with power and lighting, creating an excellent hobby space or further home office.

Conveniently positioned for the amenities of Stretton and nearby Rolleston-on-Dove, this individual bungalow combines generous accommodation with a superb semi-rural setting. Offered for sale with no upward chain and immediate vacant possession. Internal viewing is highly recommended.

The Accommodation

Occupying a delightful semi-rural position along the highly regarded Craythorne Road in Stretton, this extended and deceptively spacious detached bungalow enjoys an attractive open aspect towards fields at the rear. Offering generous and versatile accommodation, extensive off-road parking, a substantial garage and workshop, the property is offered for sale with no upward chain and immediate vacant possession.

Set well back from the road behind double gates, an extensive block-paved driveway provides ample off-road parking for a variety of vehicles and leads to the property and garage.

Ground Floor

A UPVC double-glazed front entrance door opens into an enclosed entrance porch, finished with a tiled floor and having a further double-glazed entrance door leading into the welcoming reception hallway.

The reception hallway provides access to the principal accommodation and has a single radiator, useful airing cupboard and access to the loft space. A sun tube allows additional natural light into the hallway.

There is also a useful study/home office, providing an ideal dedicated space for those working from home.

Positioned along the side elevation is the generously proportioned lounge, featuring a fireplace creating an attractive focal point to the room, together with UPVC double-glazed windows to the side aspect and double radiators. Internal double-glazed French doors with matching glazed side panels open through into the formal dining room, creating an excellent flow between the principal reception spaces.

The formal dining room provides ample space for a family dining table and chairs, with a double radiator and access through to the dining kitchen. UPVC double-glazed French patio doors with matching windows to either side lead directly into the rear garden room.

The extended dining kitchen provides a particularly generous and practical space and incorporates a wide selection of fitted base units and matching eye-level wall cupboards. There is free-standing electric cooker space together with appliance spaces for a washing machine, tumble dryer and upright fridge and freezers, in addition to plumbing and appliance space for a dishwasher. A wall-mounted gas-fired combination boiler supplies the domestic hot water and central heating system, whilst a log-burning stove provides an attractive focal point and supplementary heating. A UPVC double-glazed window provides natural light, with a UPVC double-glazed side entrance door giving access to the rear garden and a further door leading through into the garden room.

Extending across the rear elevation of the bungalow is the impressive garden room/sun lounge, creating a superb additional reception space overlooking the extensive rear garden. The room has a polycarbonate roof, double radiators and a selection of UPVC double-glazed windows, together with twin sets of double-glazed sliding patio doors opening directly onto the rear garden.

An internal door from the garden room provides access into the substantially sized garage, which is equipped with power and lighting, an electrically operated up-and-over entrance door and glazed French patio doors providing additional access onto the rear garden.

There are two well-proportioned double bedrooms, both positioned towards the front of the bungalow. The principal bedroom benefits from an attractive walk-in UPVC double-glazed bay window overlooking the front aspect together with a double radiator.

Serving the bedrooms is the generously appointed four-piece family bathroom, fitted with a white suite comprising WC, hand wash basin, double shower enclosure with thermostatic shower and a Jacuzzi-style spa bath. The room is complemented by light grey wall tiling, a heated chrome towel rail, radiator and UPVC double-glazed window.

Outside

The property occupies a generous plot and is approached through double gates opening onto an extensive block-paved driveway, providing excellent off-road parking for numerous vehicles. The frontage also incorporates a substantial gravelled garden area with planted side border.

To the rear is a particularly impressive and established garden, offering a combination of paved patio areas and extensive lawn, complemented by a wide variety of mature shrubs and trees. The garden enjoys an attractive outlook and backs directly onto farmland, contributing to the property's appealing semi-rural setting.

Within the garden is a greenhouse and metal-constructed garden shed, whilst a particular additional feature is the substantially built detached workshop. Equipped with UPVC double-glazed windows and entrance door together with power and lighting, this versatile building creates an excellent hobby room, workshop or additional home working space.

Location

Craythorne Road occupies a popular semi-rural position on the outskirts of Stretton, with the property enjoying open aspects towards surrounding fields whilst remaining conveniently placed for the wealth of amenities available within the village.

Stretton provides a good selection of everyday facilities including village shops, bakery and public houses, whilst the sought-after village of Rolleston-on-Dove is also within convenient reach. The location therefore provides an appealing combination of countryside surroundings and access to local amenities.

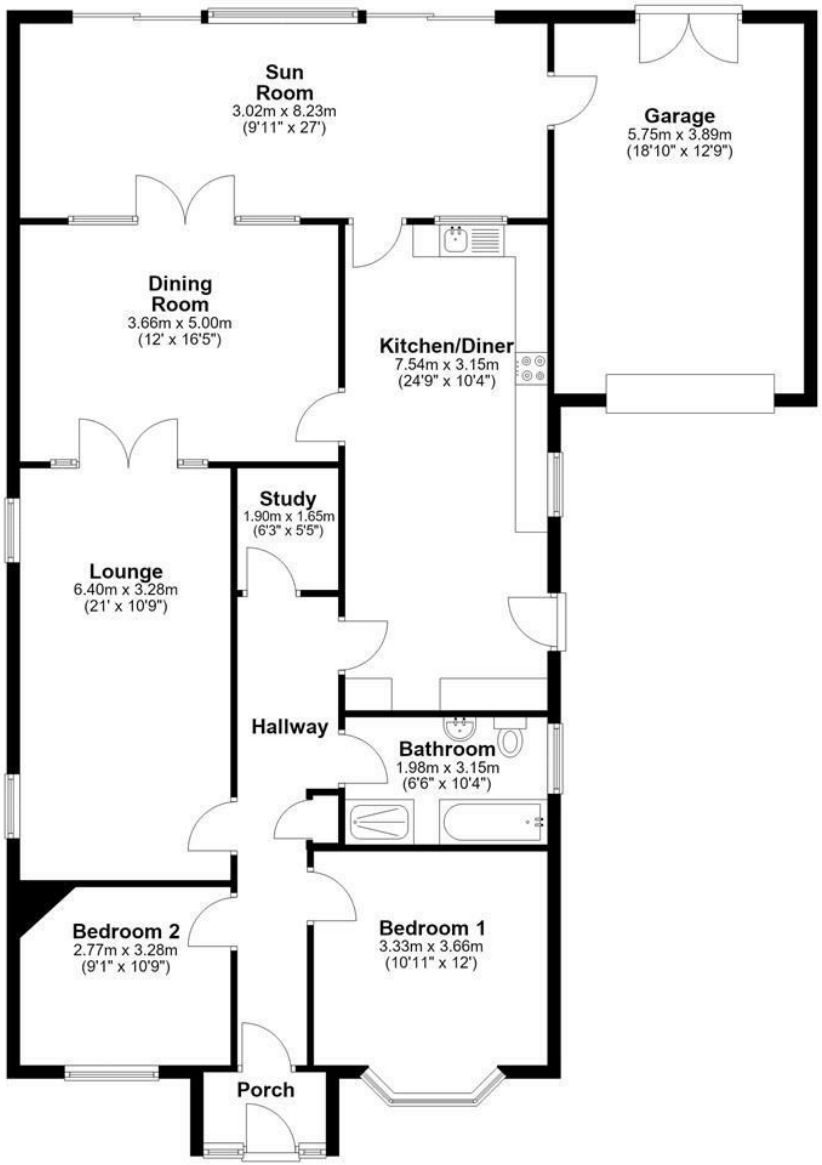
Offered for sale with no upward chain and immediate vacant possession. Internal viewing is highly recommended to fully appreciate the deceptive proportions, extensive plot and attractive setting of this individual detached bungalow. All viewings are strictly by appointment only.

The property is deceased estate therefore assumptions have had to be made to be checked by solicitors during the purchase process. Awaiting EPC inspection
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
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
An application for outline planning has been submitted on the fields to the front of the bungalow and is currently stated as pending on the council website as of September 2026.
An on-site management fee may apply to all modern or new developments.

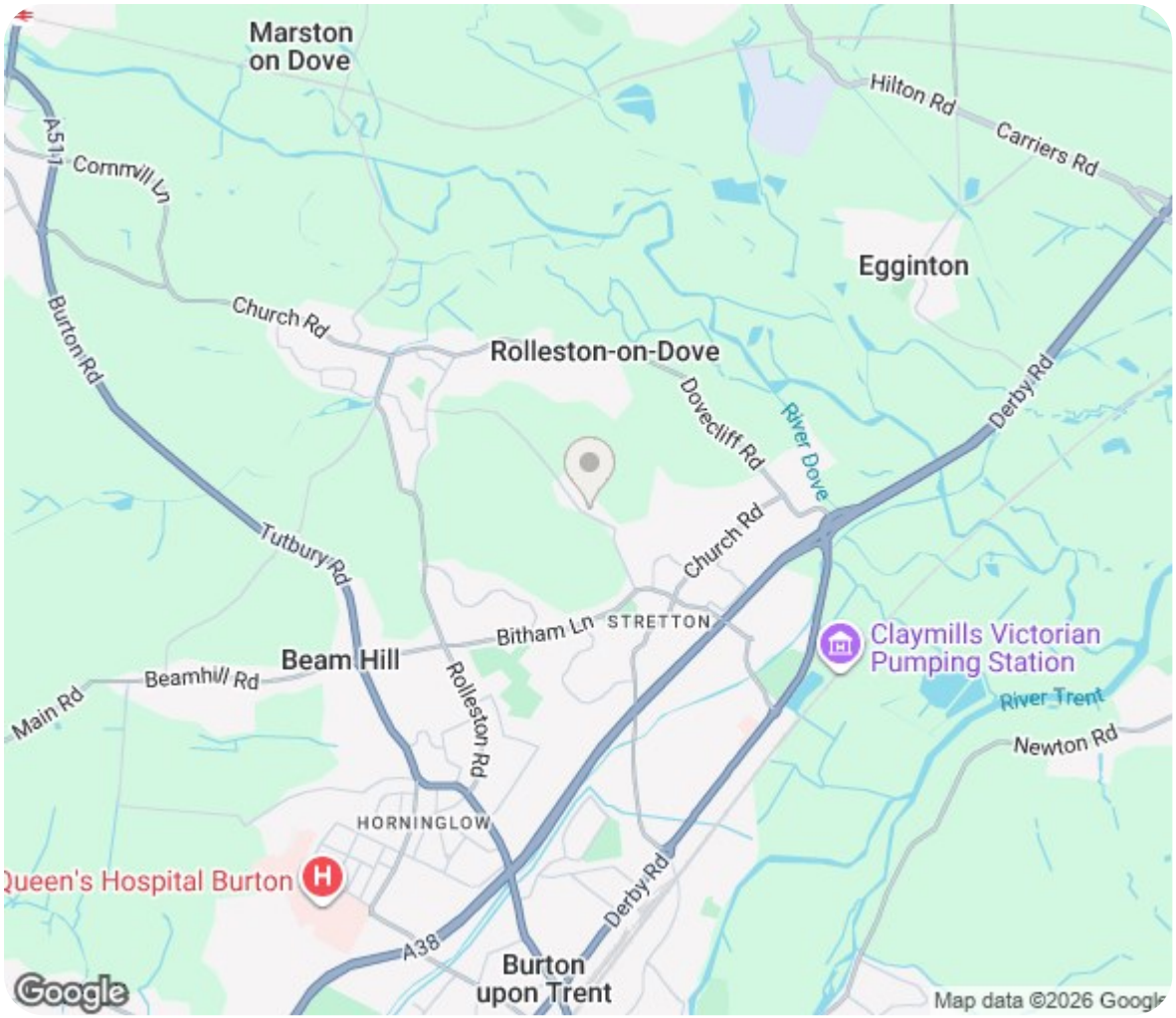
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
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. Draft details awaiting approval and subject to change

PENTAX
OLYMPUS

Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

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 Licence 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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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