

# Beamhill Road

Stretton, Burton-on-Trent, DE13 0AD



This huge five bedroom extended detached property is ready for its new owner to put their own stamp on this wonderful home. The property is jam packed full of features including a large garage, large bedrooms and huge rear gardens that back onto fields. Located close to fantastic schools, local shops and lovely countryside walks this could be the ideal family home.

£400,000

John German

As you pull up to the home you will see the large driveway with parking for multiple cars and large double integral garage. As you enter through the front porch you enter the main hallway. The first reception room is on the right hand side, this room benefits from a large bay window and is generous in size and has a fireplace.

The second reception room is located further down the hallway, this light and bright dining room is a great place to entertain and has access into the rear conservatory. It benefits from great natural light and fireplace.

The extra large kitchen/dining room is located towards the rear of the home and overlooks the rear garden. The kitchen itself features masses of both overhead and undercounter storage and a range of in built appliances, there is also access to the large garage from the kitchen.

Behind the kitchen there is a useful utility room and downstairs cloakroom.

The first floor consists of four very generous bedrooms, one smaller bedroom/study and two bathrooms.

Four of the bedrooms are doubles and each benefits from large windows and have fantastic natural light.

The two bathrooms are located in the middle of the bedrooms. One has a bath, WC and sink whilst the other has a shower, WC and sink, they are in need of modernising.

The rear gardens are huge and features a paved patio area, huge lawn space and mature trees/shrubs.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**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/Tax Band:** East Staffordshire Borough Council / Tax Band F

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

**Our Ref:** JGA29032024

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

2011.82 ft<sup>2</sup>  
186.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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