





A superbly presented and thoughtfully extended two-bedroom detached bungalow, positioned within a popular residential area of Stretton. Having undergone significant improvement, the property now offers a stunning open-plan kitchen, dining and living space forming the heart of the home, complemented by a modern shower room, useful utility area, and two well-proportioned bedrooms. Externally, the home continues to impress with a landscaped rear garden featuring a garden room, ample off-street parking, and a detached garage.



ABODE
SALES & LETTINGS

Accommodation

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The accommodation is entered via a central hallway which provides access to all principal rooms and has been finished in a light and neutral décor, creating a bright and welcoming first impression.

To the rear of the property is the standout open-plan kitchen, dining and living area, a generous and beautifully designed space ideal for both everyday living and entertaining. The kitchen is fitted with a range of contemporary units, integrated appliances, and a breakfast bar, flowing seamlessly into the dining and lounge areas. The living space benefits from french doors opening directly onto the rear garden, allowing for an abundance of natural light and a strong connection between indoor and outdoor living.

The property offers two bedrooms, both well-proportioned. The main bedroom is particularly spacious, with ample room for bedroom furniture and a large window providing natural light. The second bedroom is ideal for guests or use as a home office if required.

The shower room has been modernised to a high standard, comprising a contemporary suite including a walk-in shower, wash hand basin with vanity storage, and low-level WC, finished with stylish fittings throughout.

A separate utility room provides additional practicality, offering space for appliances, storage, and access to the side of the property.



Outside

To the front, the property benefits from a generous resin driveway providing ample off-street parking for multiple vehicles and leading to a detached garage.

The rear garden has been carefully landscaped to create a low-maintenance yet attractive outdoor space. A shaped lawn is complemented by decorative gravel borders, planted beds, and a patio seating area ideal for outdoor dining. A timber summer house is positioned at the rear, offering a versatile space that could be used as a hobby







room, or relaxation area. The garden is fully enclosed, providing a good degree of privacy.

Location

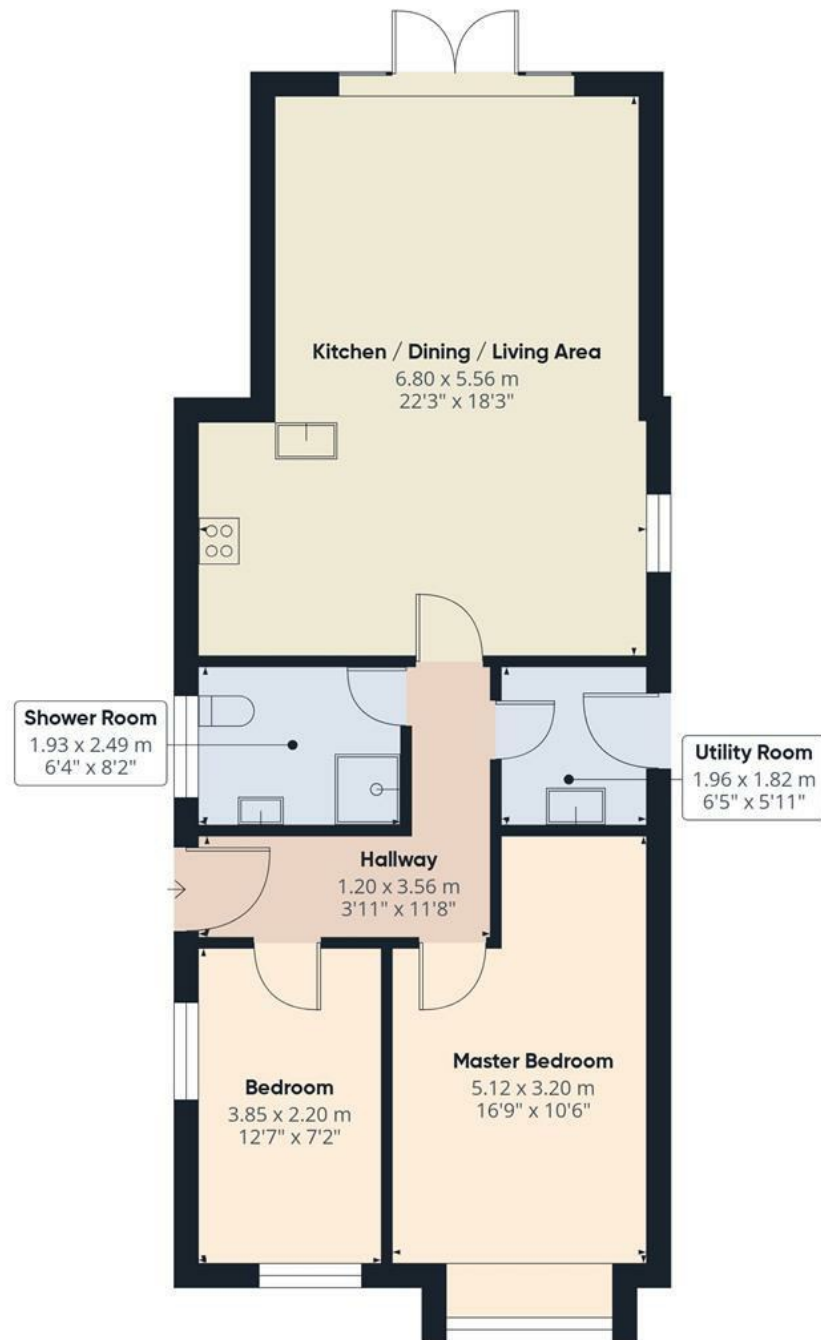
Stretton is a popular residential area offering a range of local amenities including shops, schools, and public houses, along with excellent transport links. The nearby A38 provides convenient access to Burton-on-Trent, Derby, and Lichfield, making the property well suited for commuters.











Approximate total area⁽¹⁾

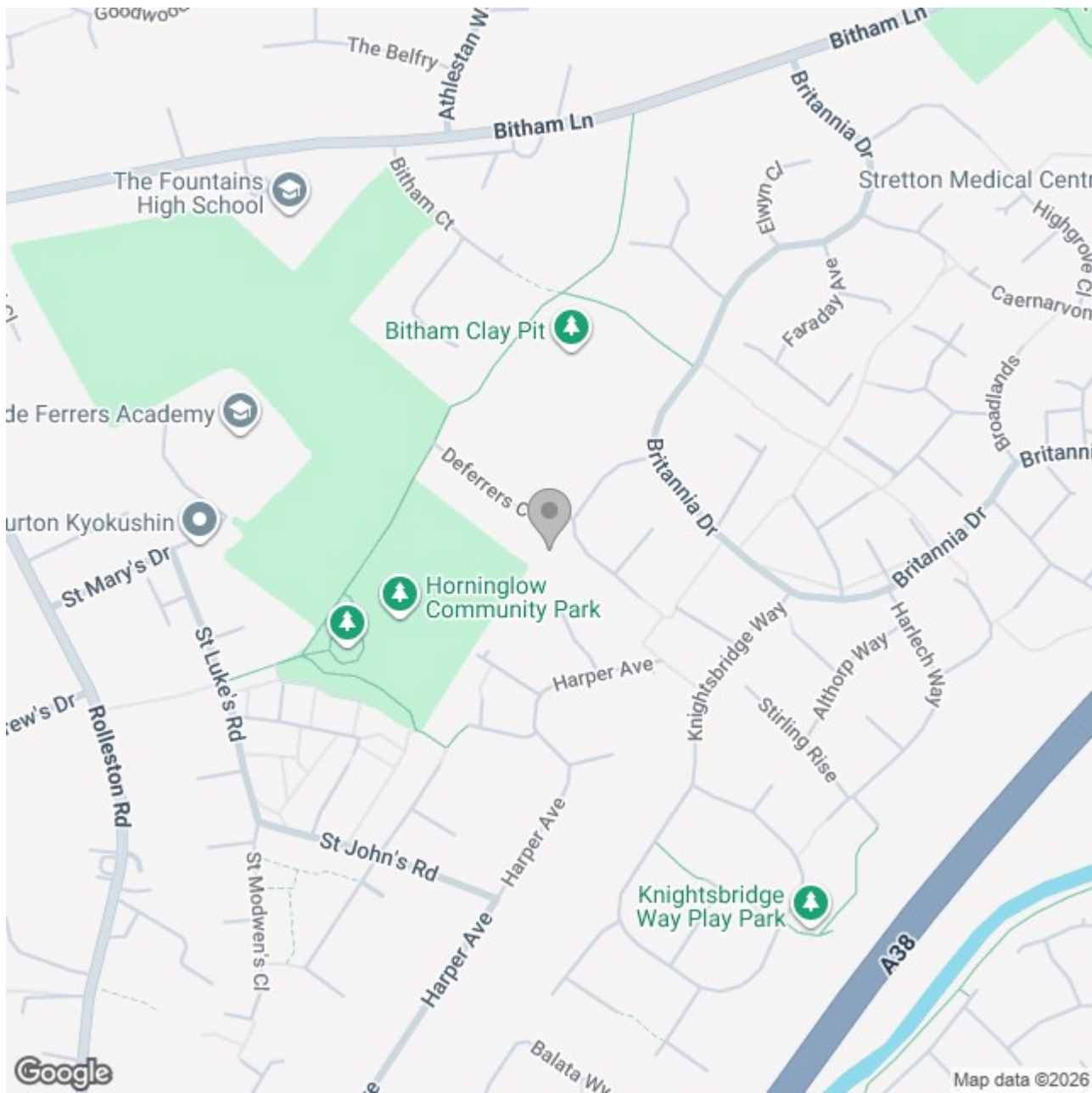
72.2 m²

777 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.

GIRAFFE360



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
 