

Beamhill Road

Stretton, Burton-on-Trent, DE13 0AE

John
German





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Guide Price £399,000

Situated on the highly regarded Beamhill Road this beautifully extended four-bedroom semi-detached family home offers approximately 1,496 sq. ft of well-appointed and versatile living accommodation. Occupying a generous plot with breathtaking open field views to the rear, the property has been thoughtfully extended and enhanced to create a superb family home that perfectly balances spacious interiors, practical living and exceptional outdoor space.

Beamhill Road one of Burton-on-Trent's most sought-after residential locations, offering an excellent range of everyday amenities nearby including local shops, supermarkets, cafés, pubs, medical facilities and leisure amenities. Families are well catered for with a selection of highly regarded primary and secondary schools nearby, while commuters will appreciate the property's convenient access to the A38, A50 and M1.

Stepping inside, a welcoming entrance hallway provides access to the principal ground floor accommodation. Positioned to the front of the property is the elegant dining room, featuring a beautiful bay window that floods the room with natural light and creates an inviting setting for both formal dining and everyday family meals. Conveniently located adjacent to the dining room is a useful downstairs WC.

The spacious living room provides a warm and comfortable retreat, centred around an attractive log-burning stove that serves as a charming focal point and creates a cosy atmosphere during the colder months. Double doors open seamlessly into the sunroom, positioned at the rear of the property, offering a wonderful additional reception space from which to enjoy views over the garden throughout the year.

The kitchen has been thoughtfully designed with both practicality and entertaining in mind, comprising a comprehensive range of wall and base units with generous worktop space, a breakfast bar ideal for informal dining, a Rangemaster cooker and an impressive larder-style storage cupboard. Just off the kitchen is a generously sized pantry providing further storage, while the adjoining utility room offers an additional sink, fitted storage cupboards and space and plumbing for a washing machine, keeping the main kitchen free from everyday clutter.

The first floor has been significantly enhanced by a side extension, creating an impressive principal bedroom whilst also forming a covered carport beneath. The spacious master bedroom benefits from its own en-suite bathroom, fitted with a bath, WC and wash hand basin. There are two further generous double bedrooms, all offering excellent proportions for family living, together with a fourth bedroom that would make an ideal child's room, nursery or home office. Completing the first floor is the family bathroom, comprising a bath with shower over, WC and wash hand basin.

The property also benefits from a modern air source heat pump central heating system, providing an energy-efficient heating solution for year-round comfort.

Externally, the property is equally impressive. A substantial driveway to the front provides ample off-road parking for multiple vehicles. The front section remains open, whilst gated access leads through to the covered carport and rear parking area, offering additional privacy and security. There is also a detached garage complete with an electric roller door, providing excellent storage, workshop potential or additional secure parking.

The generous rear garden is undoubtedly one of the property's standout features. Predominantly laid to lawn and enjoying uninterrupted views across neighbouring fields, the garden has been thoughtfully arranged to provide a variety of spaces for both relaxation and entertaining. A pergola offers a sheltered seating area, while attractive patio areas and an additional seating space to the rear of the summer house ensure there is always somewhere to enjoy the sunshine or take in the peaceful surroundings. The summer house itself has been transformed into a stylish snug and bar, creating a fantastic entertaining space for family gatherings, summer evenings and celebrations with friends.

Combining spacious and flexible accommodation, a substantial plot, extensive parking, modern energy-efficient heating, stunning countryside views and a highly desirable location, this exceptional home offers everything a growing family could wish for. Early viewing is strongly recommended to fully appreciate the space, setting and lifestyle on offer.

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.

Property construction: Standard **Parking:** Driveway, car port & garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Heat pump (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08072026

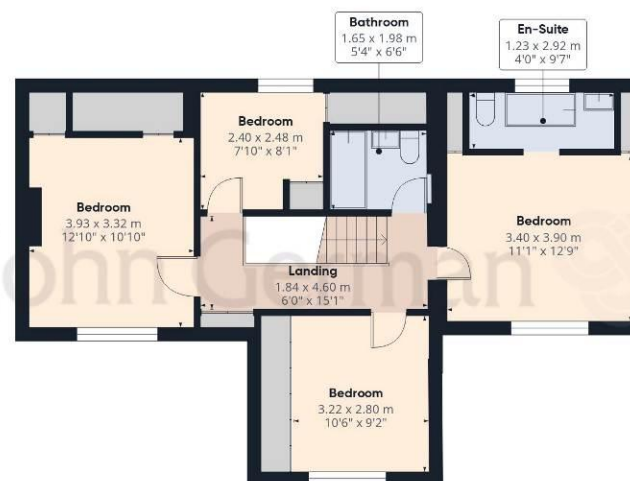
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

139.3 m²

1496 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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AWAITING EPC MEDIA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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