Bitham Lane

Stretton, Burton-on-Trent, DE13 0HB







A spacious and highly versatile three/four bedroom detached bungalow, occupying an impressive plot of approximately one third of an acre and offering 1,267 sq ft of accommodation, together with excellent scope for further adaptation and development, subject to the necessary planning permissions and consents.

£425,000

John German

Set back from the road along the desirable Bitham Lane in Stretton, this individual property offers an unusually generous amount of outside space, ample off-road parking and accommodation which can be configured to suit a variety of requirements. The property would appeal particularly to those seeking a home with space to garden, entertain and work from home, whilst also offering exciting potential for the future.

The accommodation begins with a welcoming hallway, providing access to the principal rooms and useful storage. There are three well-proportioned double bedrooms, with the two front-facing bedrooms enjoying attractive bay windows. The family bathroom is also accessed from the hallway and is fitted with a shower cubicle, bath, WC and wash hand basin.

At the heart of the home is the generous kitchen/diner, fitted with a range of wall and base units, ample worktop space, extractor fan and provision for a Rangemaster-style cooker. There is plenty of room for a large family dining table and chairs, creating a practical space for everyday living and entertaining.

The kitchen leads through to the formal living room, which benefits from sliding doors opening directly onto the rear garden, allowing the two spaces to work particularly well together during the warmer months. The third bedroom also provides access to a sun room, currently arranged as a second sitting room or snug. This flexible space could equally lend itself to a home office, hobby room or playroom depending upon requirements.

Further versatility is provided by the converted garage, which remains separate from the main accommodation and is currently used as an additional room. This could make an excellent home gym, studio, office or workshop, offering useful space away from the principal living areas.

Externally, the property occupies a substantial approximately one-third-of-an-acre plot, with a curved patio and pergola immediately adjoining the house, creating an excellent setting for outdoor dining and entertaining. Beyond this, the gardens are predominantly laid to lawn and are well established with mature trees, shrubs, hedging and a pond. At the far end of the garden are a greenhouse and large shed, providing excellent storage and gardening facilities.

The scale of the plot also creates considerable potential for the future, with possibilities including further extensions, a loft conversion or potentially an annexe within the garden, subject in each instance to planning permission and the relevant consents. For those who do not require such a substantial garden, there is also the potential to explore reducing the plot, with a neighbouring party having expressed an interest in the lower section. Any such arrangement would, of course, be subject to separate negotiations, permissions and legal considerations.

The accommodation is particularly adaptable and provides an excellent blank canvas for a purchaser to modernise and customise to their own taste and requirements.

Bitham Lane is an established residential road within Stretton, a popular village on the outskirts of Burton-on-Trent. The village provides a useful range of local amenities including shops, post office, medical centre, pharmacy and community facilities, whilst there are primary and secondary schooling options within the area.

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.
The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
Property construction: Traditional
Parking: Drive
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/05102026

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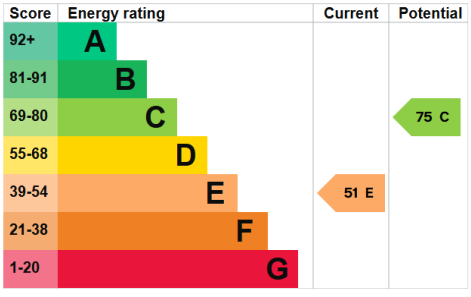












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