





**Bitham Court, Stretton, Burton-On-Trent, DE13 0XJ**

**Offers Over £375,000**

Open House
estate agents





## Bitham Court, Stretton, Burton-On-Trent, DE13 0XJ

**Offers Over £375,000**

Offered to the market with no upward chain, this beautifully presented four-bedroom detached home occupies a pleasant position within a small and highly regarded residential development.

The property provides well-proportioned accommodation arranged across two floors, including a spacious entrance hallway, bay-fronted living room, separate dining room, fitted kitchen, generous utility room and guest cloakroom. Upstairs are four bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the home benefits from attractive and carefully maintained gardens to the front and rear, ample driveway parking and an attached garage. Conveniently positioned for access to local amenities and facilities, an internal viewing is strongly recommended to appreciate the space and overall presentation available.

Accommodation

Entrance
A covered entrance area with a tiled floor leads to the hardwood entrance door, which features an obscure leaded glazed panel to the side.

Entrance Hall
The spacious entrance hallway provides access to the principal ground-floor rooms and includes a staircase rising to the first floor, ceiling coving, a smoke alarm, central heating radiator and thermostat controls. There is also a useful understairs storage cupboard.








Living Room
A generously sized reception room positioned at the front of the property, featuring a walk-in square bay window which allows plenty of natural light into the room. The living room also includes ceiling coving, two central heating radiators and an attractive sandstone fireplace with matching hearth and backplate, incorporating a gas fire. Double doors open into the dining room.

Dining Room
The separate dining room provides ample space for a family dining table and benefits from sliding glazed patio doors opening directly onto the rear patio and garden. Additional features include ceiling coving and a central heating radiator.

Fitted Kitchen
The kitchen is fitted with a range of maple-fronted wall and base units, complemented by rolled-edge work surfaces and a stainless-steel sink with mixer tap. Integrated and fitted appliances include a four-ring gas hob with extractor above, double oven and microwave, fridge freezer and dishwasher. There are ceiling spotlights, a central heating radiator and a rear-facing window overlooking the garden.

Utility Room
A particularly useful and generously proportioned utility room, fitted with additional maple-fronted wall and base units, work surfaces and a stainless-steel sink with mixer tap. There is plumbing for a washing machine, tiled flooring, ceiling spotlights, a central heating radiator and a cupboard housing the Worcester condensing combination boiler.

A glazed external door and rear-facing window provide access and views towards the garden, while an internal courtesy door leads into the garage. The utility room also benefits from access to a loft space.

Cloakroom WC
Fitted with a low-level WC and corner wash basin, together with tiled flooring, a central heating radiator and an obscure side-facing window.

First Floor

Landing
The first-floor landing provides access to all four bedrooms and the family bathroom. There is a smoke alarm, loft access via a retractable ladder giving access to the boarded loft with shelving, power and lighting. There is further storage in the landing, in the large full-height airing cupboard with shelving and a central heating radiator.

Principal Bedroom
A spacious double bedroom positioned at the front of the property, featuring a front-facing window, central heating radiator, ceiling spotlights and mirrored double wardrobes. A door leads into the private en-suite shower room.

En-Suite Shower Room
The en-suite is fitted with a concealed-cistern WC, vanity wash basin with storage cupboards beneath, additional wall-mounted cupboards and an enclosed shower with thermostatically controlled fitting. There is also an extractor, chrome heated towel radiator and an obscure front-facing window.

Bedroom Two
A further well-proportioned double bedroom with a front-facing window, central heating radiator and mirrored triple wardrobes.

Bedroom Three
Positioned at the rear of the property, this bedroom includes a rear-facing window, central heating radiator and built-in wardrobe.

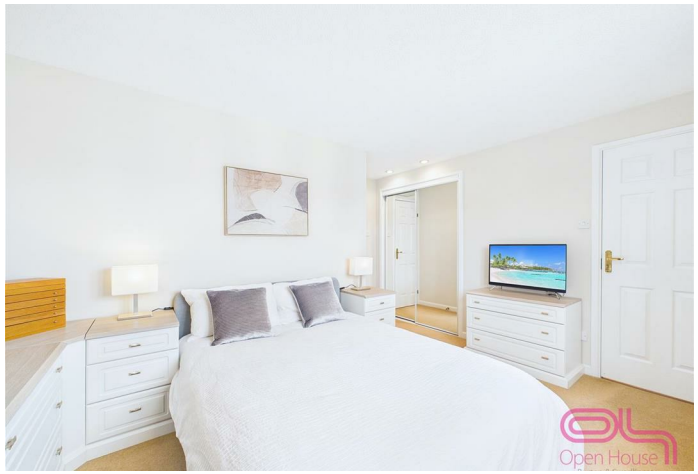












Bedroom Four
A further rear-facing bedroom with a central heating radiator and built-in wardrobe, suitable for use as a bedroom, home office or nursery.

Family Bathroom
The modern family bathroom is fitted with a vanity wash basin with storage beneath, concealed-cistern WC and a P-shaped bath with curved shower screen and thermostatically controlled shower above. The room also includes additional fitted storage cupboards, fully tiled walls, ceiling spotlights, a chrome heated towel radiator and an obscure side-facing window.

Outside

Front
The property is approached over a tarmac driveway, providing ample off-road parking and access to the integral garage. The attractive front garden includes a shaped lawn with curved edging and a selection of mature shrubs and planting.

Rear Garden
The beautifully maintained rear garden enjoys a pleasant and secluded setting, enclosed by timber fencing and thoughtfully landscaped to provide a variety of outdoor spaces.

A large paved patio offers an ideal area for outdoor seating and entertaining, leading onto shaped lawns, established herbaceous borders and a further seating area. The garden enjoys an attractive outlook and provides an excellent space for families, gardening or relaxation.

Garage
The integral garage is accessed through an up-and-over door and benefits from electric lighting and power. An internal courtesy door connects the garage with the utility room.

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Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.















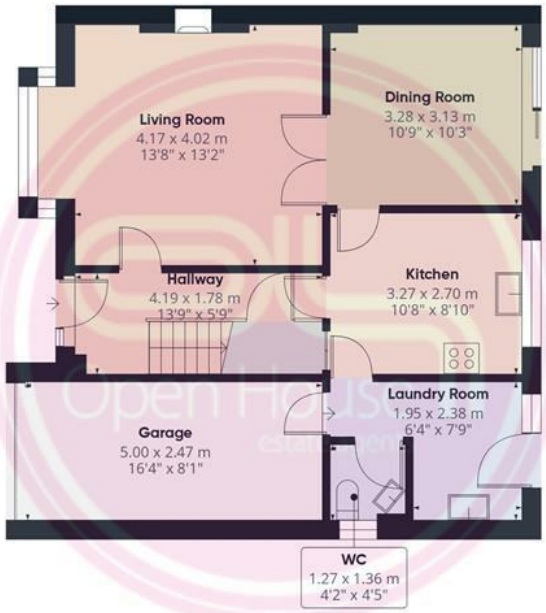




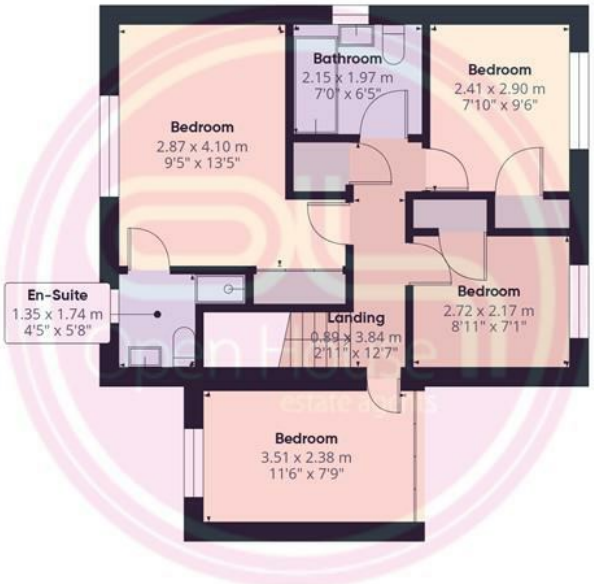









Floor 0




Floor 1




**GLA**[1]

114.34 m²

1230.71 ft²

**Total**

126.76 m²

1364.46 ft²

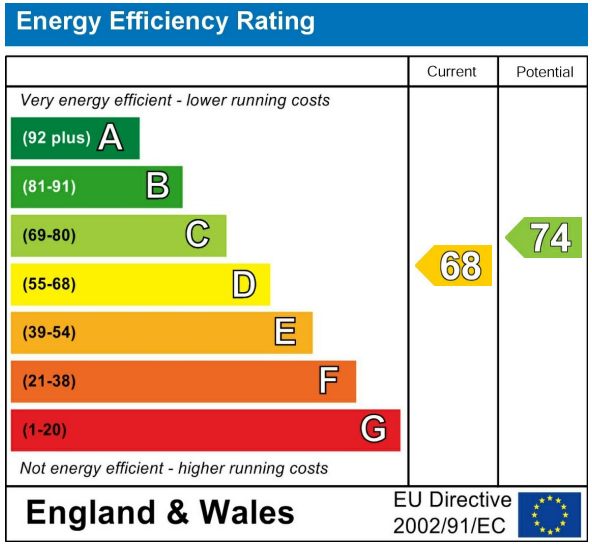
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

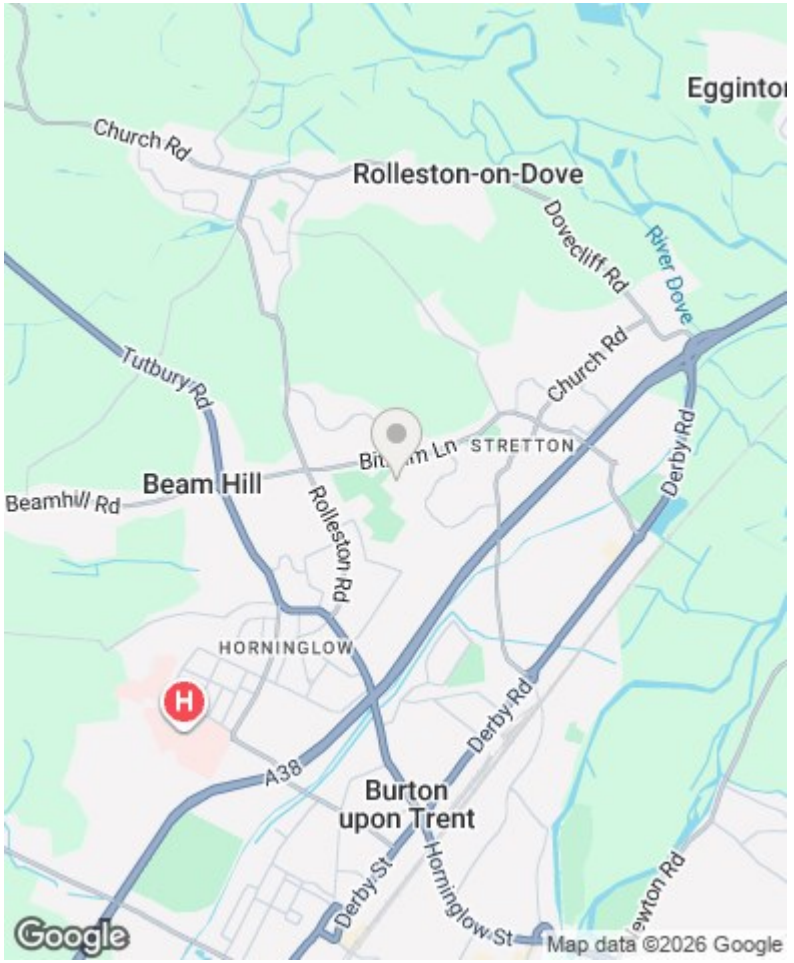
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## ENERGY PERFOMANCE CERTIFICATE




## PROPERTY SUMMARY

- Beautifully Presented Four-Bedroom Detached Home
- Small and Highly Regarded Residential Development
- Spacious Bay-Fronted Living Room
- Separate Dining Room with Garden Access
- Fitted Kitchen and Generous Utility Room
- Principal Bedroom with En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms
- Landscaped and Secluded Rear Garden
- Double-Width Driveway and Attached Garage
- No Upward Chain




## LOCAL AUTHORITY
East Staffordshire

## TENURE
Freehold

## COUNCIL TAX BAND
E

## VIEWINGS
By prior appointment only


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