



18 Bitham Lane

Stretton, Burton-On-Trent, DE13 0HA

£350,000



Well maintained, spacious detached Bungalow on a good sized plot, the gas centrally heated accommodation comprises: spacious Hallway, Lounge, Dining Room, Kitchen, Conservatory, Utility, Master Bedroom with en-suite, second double Bedroom to ground floor, loft conversion providing a further spacious Bedroom. The block paved driveway provides parking for a number of cars & leads to a single attached Garage. The garden to the rear is very spacious and laid mainly to lawn. Very popular non estate location, within walking distance of local amenities. No upward chain, EPC D, Council Tax D. Viewing is highly recommended to appreciate the property.



Porch 5'9" x 3'3" (1.77m x 1.01m)

Entered via an arched vestibule framed Door with feature glazing, built in cupboard housing the gas meter & shelving, ceramic tiled floor, arch to Hallway

Hallway l shaped 13'1" max x 12'9" max (l shaped 4.0m max x 3.9m max)

L shaped spacious Hallway gives access to the Lounge, Kitchen, both Bedrooms and the Bathroom, central heating radiator, feature picture rail, coved and textured ceiling with light points, telephone point, spacious cupboard with shelving, hatch giving access to the loft

Lounge 14'6" x 14'3" (4.43m x 4.36m)

With windows to the side and rear elevation, feature marble effect fireplace with electric fire, central heating radiator, coved and textured ceiling feature rose to light point, 2 wall lights, TV aerial point, power points, telephone point, archways to either side of the chimney breast leading to the Dining Room

Dining Room 13'8" x 13'6" (4.17m x 4.13m)

With Georgian style windows to front and side elevation, electric fire on a marble back, 2 x central heating radiators, coved and textured ceiling with feature rose to light point, power points, stairs leading to the first floor

Kitchen 11'7" x 8'9" (3.54m x 2.68m)

Fitted with a range of wall and base units providing storage, laminate roll edge work surfaces with tiled splash, single drainer sink unit with mixer tap over, central heating radiator, coved and textured ceiling with inset spot lights, electric cooker point, power points, kick board electric heater, plumbing point for dishwasher, ceramic tiled floor, window to rear, half glazed door leading to the Conservatory

Conservatory 20'0" x 6'5" (6.1m x 1.97m)

Full height uPVC windows to side and rear elevation, sliding patio doors giving access to the rear garden, polycarbonate ceiling, ceramic tiled floor, wall light, power points, water tap, door leading to the Laundry.

Laundry 10'9" x 4'5" (3.29m x 1.37m)

With uPVC window to the rear elevation, plumbing point for washing machine, single drainer sink with taps over, power points, wall mounted Worcester condensing boiler, Lifestyle central heating controller, shelving, strip light, ceramic tiled flooring, sliding door to Garage

Bedroom One 11'5" max x 11'3" (3.5m max x 3.43m)

With window to rear elevation, picture rail, coved and textured ceiling with light point, power points, door to En-Suite

En-suite 8'5" x 2'6" (2.58m x 0.77m)

With tiled shower enclosure housing a Triton T80i electric shower & glass door, wall mounted wash hand basin with tiled splash, low flush Wc, extraction fan, coved and textured ceiling with light point, wall mounted electric heater.

Bedroom Two 11'1" max x 10'0" min (3.386m max x 3.06m min)

With window to front elevation, very spacious walk in wardrobe with hanging rail, central heating radiator, coved and textured ceiling with light point, airing cupboard housing immersion tank & shelving

Landing 2'4" x 1'10" (0.72m x 0.56m)

Giving access to the third bedroom, door to loft space, light point

Bedroom Three 11'3" max x 12'7" max (3.45m max x 3.86m max)

With eyebrow window to front elevation, two central heating radiators, 2 ceiling light points, telephone point, power points, open storage area, doors giving access to eaves storage

Externally

To the Front

Spacious block paved driveway providing parking & leads to the Garage, mature shrub borders, boundary wall to front, two lights.

Garage 19'0" x 9'10" (5.81m x 3.02m)

With up and over door, door to Laundry, windows to side and rear elevation, power points & light point

To the Rear

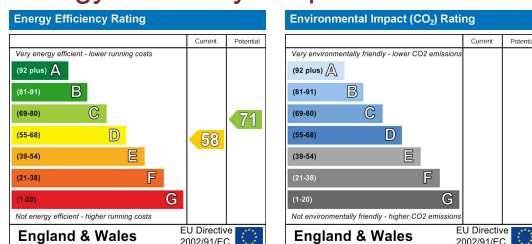
Mature fully enclosed garden laid to lawn with shrub borders, paved patio area, green house, gate to side giving access to the front



Floor Plans



Energy Efficiency Graph



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