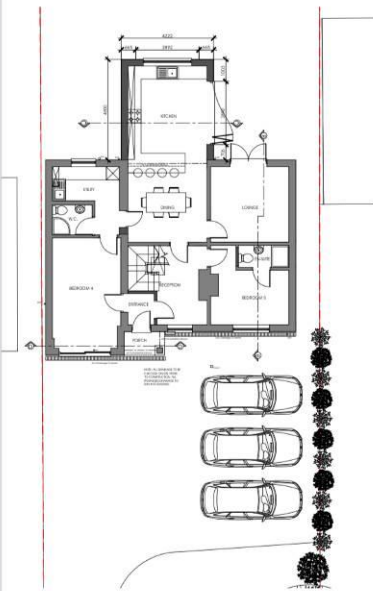


Craythorne Road

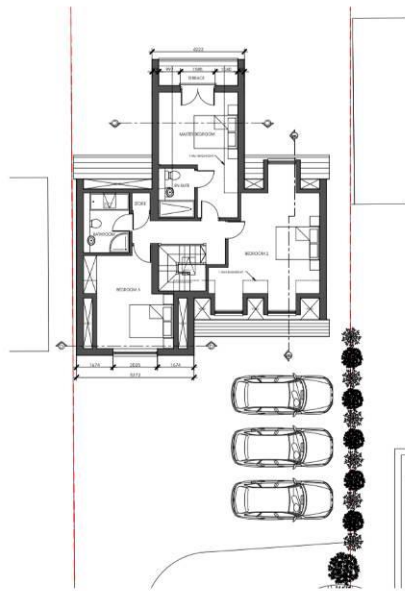
Stretton, Burton-on-Trent, DE13 0BA

John 
German

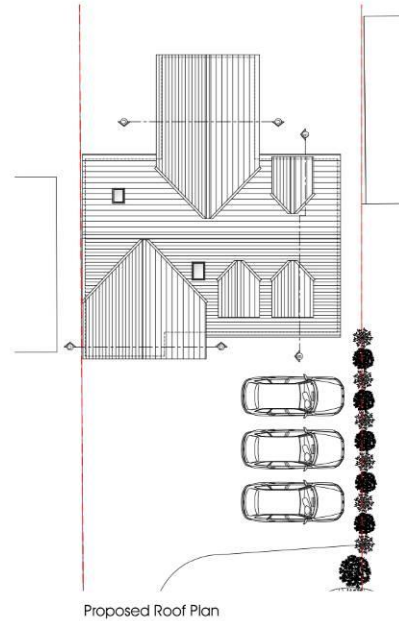




Proposed Ground Floor Plan



Proposed First Floor Plan



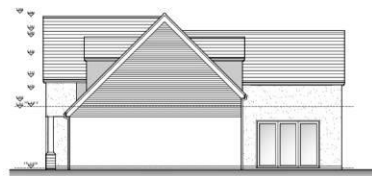
Proposed Roof Plan



Proposed Site Layout



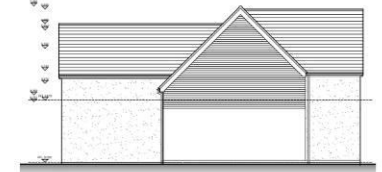
Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed Section D-D



Proposed Section B-B



Proposed Section C-C

Notes:
Contractor to verify dimensions that all dimensions, materials and finishes are determined and called out to construction. Existing sub-structure to be checked and verified as per prior to any works being undertaken.
Elevation subject to build their agreement with utility provider.
Elevation subject to party wall agreement.

Materials:
All Materials to Match Existing
Walls: Red Brickwork, Sandstone
Roof: Pink Clay Tiles
Windows and Doors: White UPVC
Gutters & Fascias: Brown UPVC gutters and downpipes, White UPVC fascias.

1:100

Proposed alterations of 26 Craystone Road
Buckley
BURYTON ON TRENT
DETT, DEA

Proposed 2D Layout
Proposed Floor Plans
Proposed Roof Plan
Proposed Elevations
Proposed Section

50595-2021-NH-03A

mark reynolds
architect

Craythorne Road

Stretton, Burton-on-Trent, DE13 0BA

£399,000

Perfect for investors and developers is this traditional detached bungalow with the benefit of planning permission to extend to a five bedroom detached dwelling. Set in a delightful non estate location with views over fields to the rear on a well established plot.



This 1930's detached bungalow stands on a lovely plot with fields to the rear, on a sought after road that is handy for the centre of Stretton where there are a wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

Full planning permission application number P/2021/01276 was granted and is in force (no time limit) complete with pre updated building regs allowing the new purchaser to commence work immediately on completion or sit on the project until a later date.

Double wrought iron gates open to a block paved driveway providing ample off road parking and a shaped lawned foregarden.

Step inside the hall that leads to in turn leads to a front facing dining room. To one side a door leads to a substantial bedroom having a front facing picture window while to the other side is the master bedroom that is currently having an en suite shower room installed.

Also off the dining room is the kitchen fitted with a range of base and units, work surfaces with sink and drainer, tiled splash backs, space for appliances and a ceiling window providing natural light. Double doors open into the conservatory that overlooks and gives access to the garden.

The separate L-shaped utility room is fitted with a modern range of base and wall units, metro tiled splash backs and space for appliances. Leading off is a refitted shower room having a corner shower cubicle, wash hand basin and WC complemented by contemporary tiled walls.

The lounge also overlooks the rear and has French doors giving access to the garden.

The rear garden enjoys a lovely open aspect across fields having a paved patio which extends into garden paths surrounded by lawns and borders. Side gated access leads to the front.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

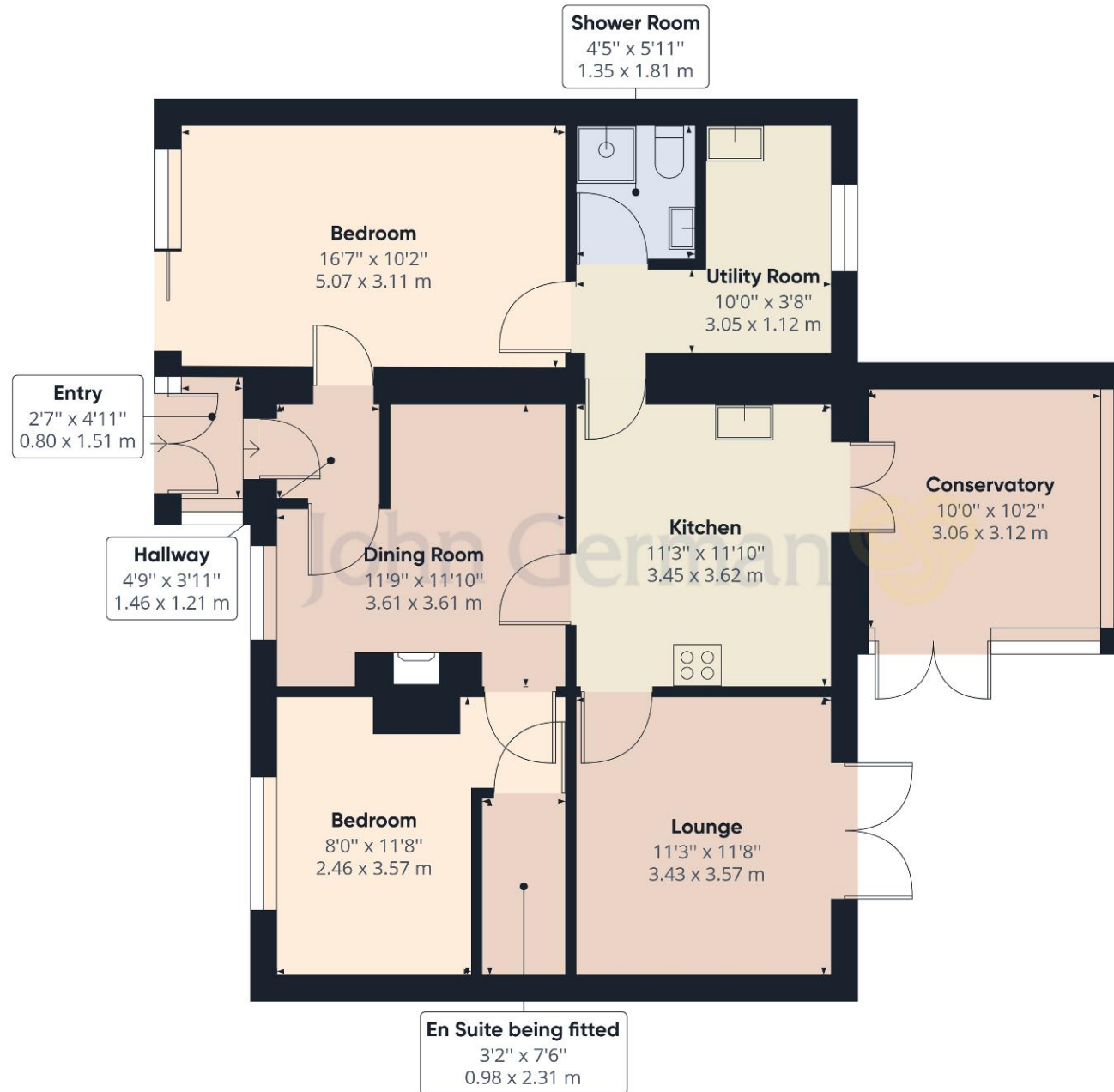
www.eaststaffsbgc.gov.uk

Our Ref: JGA/21092023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Approximate total area⁽¹⁾
956.27 ft²
88.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John German

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



