

Beech Lane

Stretton, Burton-on-Trent, DE13 0DX

John
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£290,000

An impressive detached bungalow with large rooms, beautiful natural light and exceptional scope to extend (STPP) — all nestled on popular Beech Lane.

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Nestled within a desirable residential setting, this substantial two-bedroom detached bungalow offers generous accommodation, privacy and superb potential for future development. Well maintained throughout, the property provides a comfortable and versatile layout, ready for a buyer to modernise and personalise to their own taste. With scope to extend or even build upwards subject to planning permission, it represents an excellent opportunity in a sought-after location.

To the front of the property, both the living room and the second double bedroom feature fantastically large bay windows, flooding each room with natural light and enhancing the spacious feel. The front living room is particularly inviting, offering ample space for a full range of living furniture and boasting a charming feature fireplace as its focal point.

The main bedroom, positioned at the rear, benefits from a large window overlooking the garden, creating a peaceful and private retreat. The second reception room, situated centrally within the layout, is a wonderfully flexible space-perfect as an additional sitting room, a formal dining room, or a spacious study, depending on your lifestyle needs.

The kitchen is fitted with wall and base units and offers space for both a cooker and washing machine. Leading off the kitchen is a sizeable pantry, ideal for housing a fridge freezer or other appliances while providing valuable extra food storage. Externally accessed from the rear is the property's sun room-a greenhouse-style space offering potential for plants, storage or conversion to suit individual preferences.

The front garden is designed for complete low-maintenance living, with attractive white gravel laid across the majority of the space for a clean and modern look. Neatly arranged planted sections introduce greenery and depth, adding character while keeping upkeep to an absolute minimum. To the side of the property, a driveway leads to a detached garage, providing secure parking or workshop potential. The rear garden is a standout feature-private, not overlooked, and thoughtfully arranged with new patio slabs, a gentle slope with handrail, raised borders, and a well-kept lawned area. It offers an ideal setting for outdoor dining, gardening or simply enjoying the peace and quiet.

The property is ideally positioned along the ever-popular Beech Lane, within the well-connected village of Stretton. This sought-after area offers a wealth of everyday amenities including local shops, Post Office, cafés, a supermarket, doctors, pharmacy, and highly regarded pubs and eateries. Residents benefit from excellent transport links, with easy access to the A38 and A50, making commuting to Burton, Derby, Lichfield or beyond highly convenient. Stretton also enjoys regular bus services and is within close proximity to schools and recreational spaces. With its friendly community feel and abundance of nearby conveniences, the location perfectly complements the comfort and potential of this attractive bungalow.

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:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

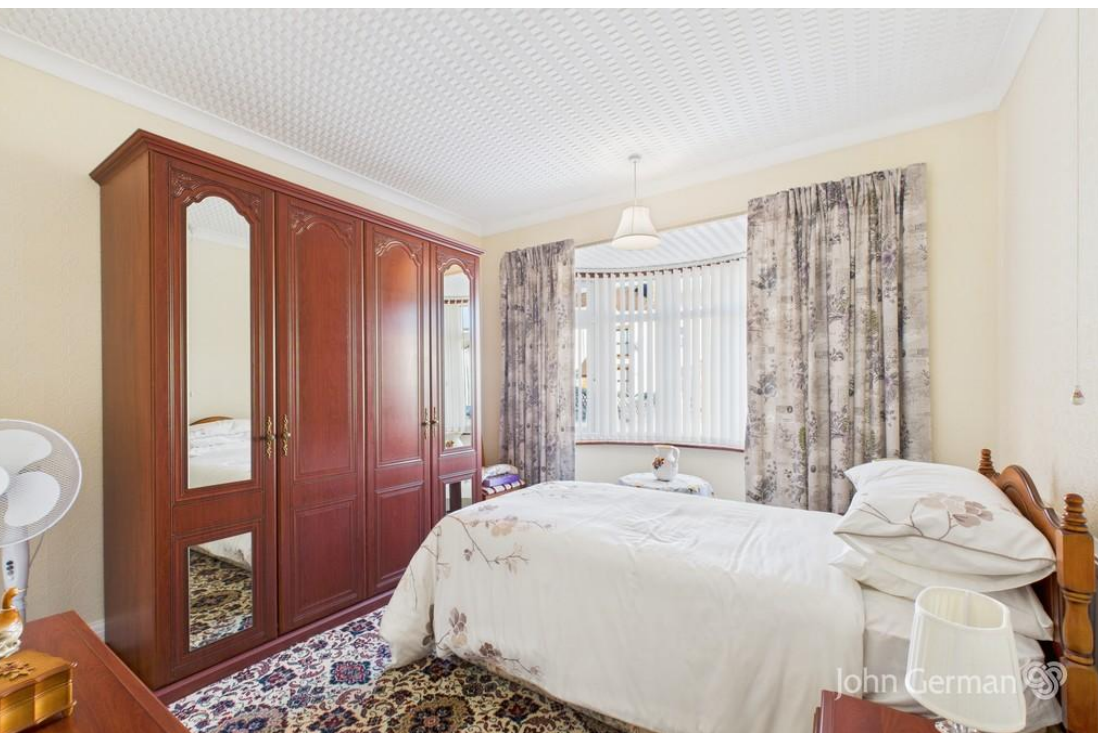
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

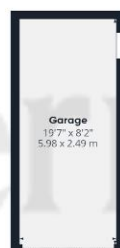
Our Ref: JGA/25112025







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1015 ft²

94.4 m²

(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

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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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