

Craythorne Road

Stretton, Burton-on-Trent, DE13 0BA

John German



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Guide Price £325,000

Occupying a generous plot on the highly regarded Craythorne Road in the ever-popular village of Stretton, this three-bedroom detached bungalow extends to approximately 1,182 sq ft (109.9 sq m) and benefits from a detached garage, ample frontage and the significant advantage of backing directly onto open fields, creating a peaceful and private rear aspect.

The property is set back from the road behind a mature hedge-lined front garden, with a generous lawn and driveway accessed via charming wooden, traditional farm-style gate. To the left-hand side sits a detached garage with power and lighting.

Entry is via an enclosed porch providing useful space for coats and shoes, opening into a spacious central hallway that gives access to all principal rooms.

Positioned to the front elevation is the main bedroom, complete with fitted wardrobes and ample space for a double bed and additional furnishings. Adjacent is the impressive living room diner - a particularly well-proportioned and versatile space, comfortably accommodating a family sofa suite, dining table and further furniture, all centred around a feature fireplace, making it ideal for both everyday living and entertaining.

Further along the hallway are two additional bedrooms. The second bedroom is a generous double with fitted wardrobes and a pleasant rear aspect overlooking the garden and fields beyond. The third bedroom offers flexibility as a small double, generous single, home office or hobby room, also benefiting from built-in storage.

At the end of the hallway is a family bathroom comprising bath, WC and wash hand basin, alongside a separate shower room with shower cubicle, WC and basin. The layout provides excellent scope for reconfiguration into one substantial bathroom or the creation of an en-suite arrangement, subject to individual requirements.

The kitchen is spacious and functional, offering a range of wall and base units, oven with gas hob and extractor, and space for under-counter appliances including fridge, freezer and washing machine. Tiled flooring and full-height wall tiling provide practicality and ease of maintenance. A rear porch off the kitchen offers additional storage and an ideal space for removing boots after countryside walks.

Externally, the rear garden is well-sized and thoughtfully arranged with an initial patio area, slabbed pathway leading to a further stretch of garden ideal for vegetable growing, greenhouse and a covered wooden seating/storage area. The standout feature is the open aspect beyond, with the property backing directly onto fields - a rare and highly desirable position.

Whilst requiring some modernisation, the bungalow offers fantastic potential to create a superb long-term home, with scope to extend or remodel (subject to planning permission).

Stretton remains one of the area's most sought-after villages, offering a range of everyday amenities including shops, pubs, reputable schools, leisure facilities and convenient transport links, all while enjoying a semi-rural setting.

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:** Driveway and garage **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 E

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

Our Ref: JGA02032026

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.

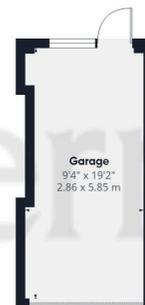
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1182 ft²
109.9 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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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