

Beamhill Road, Stretton, DE13 0AD  
**Asking Price £285,000**





Occupying a generous plot along the ever-popular Beamhill Road, this spacious three-bedroom detached bungalow presents a fantastic opportunity for buyers seeking single-storey living with excellent potential for modernisation and improvement.

Set back from the road with a substantial driveway and detached garage, the property offers well-proportioned accommodation throughout, a large private rear garden, and scope to update and personalise to individual taste.



## Accommodation

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The property is entered via a side entrance door into a welcoming inner hallway, which provides access to all principal rooms.

To the front elevation sits a particularly spacious living room, enjoying a large bay-style window overlooking the front garden. The room features a central fireplace with stone surround and provides ample space for both seating and dining furniture, making it an ideal main reception area.

The kitchen is positioned to the side of the property and is fitted with a range of wall and base units, preparation work surfaces, tiled splashbacks and space for appliances. A window overlooks the side aspect, and the layout offers potential for reconfiguration or modern upgrading if desired.

There are three well-proportioned bedrooms. The master bedroom benefits from French doors opening directly onto the rear garden, creating a lovely connection to the outside space. Bedroom two includes built-in wardrobes, while bedroom three offers flexibility as a guest room, home office or additional reception space if required.

The bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and low-level WC.

### Outside



To the front, the property is approached via a long driveway providing ample off-street parking and leading to a detached garage positioned to the side of the bungalow. The front garden is mainly laid to lawn with established shrubs and planting, creating a pleasant frontage and good privacy from the road.

The rear garden is of a generous size and predominantly laid to lawn, bordered by mature shrubs and trees. This outdoor space offers excellent potential for landscaping and is ideal for those seeking a larger-than-average plot.







#### Location

Beamhill Road is a highly regarded residential address, offering convenient access to local amenities, schooling and transport links. Burton town centre is within easy reach, along with excellent road connections to the A38 providing access to Derby, Lichfield and beyond.

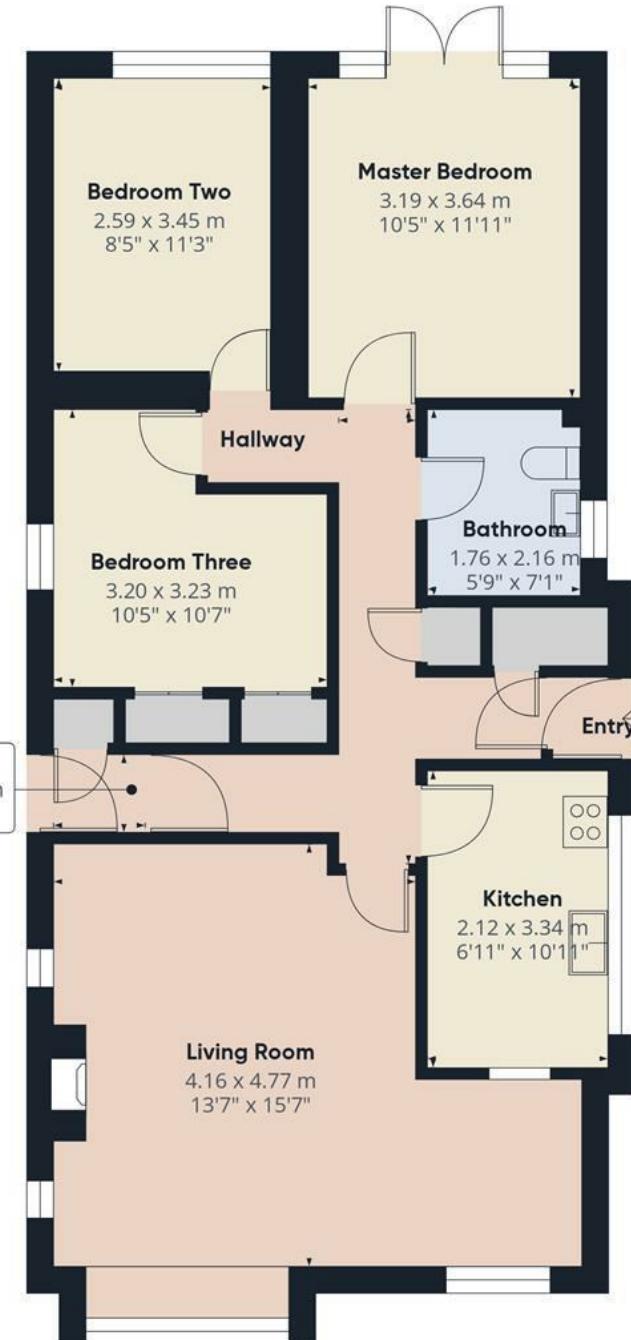












Approximate total area<sup>(1)</sup>

78.6 m<sup>2</sup>

846 ft<sup>2</sup>

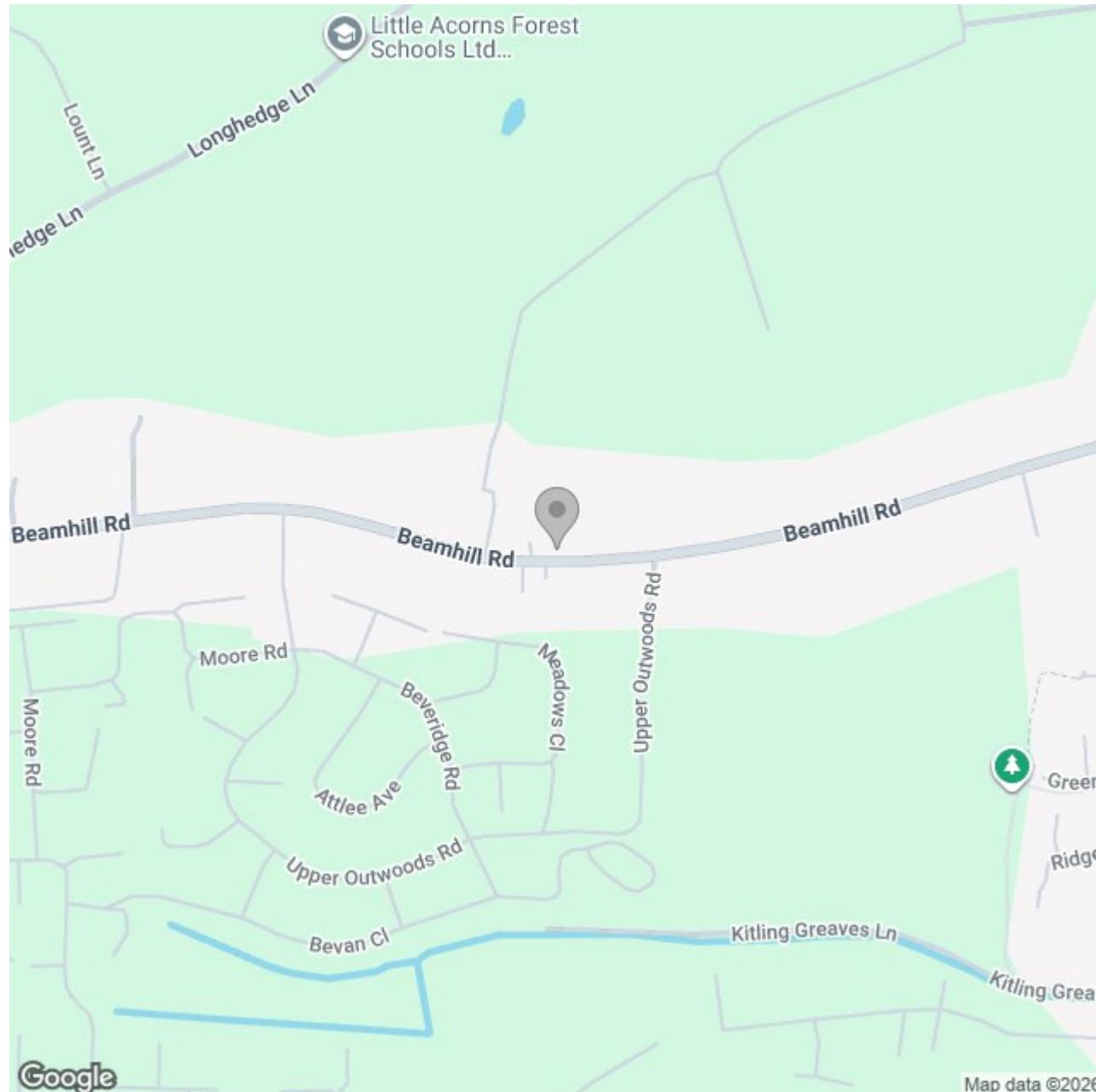
(1) Excluding balconies and terraces

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	