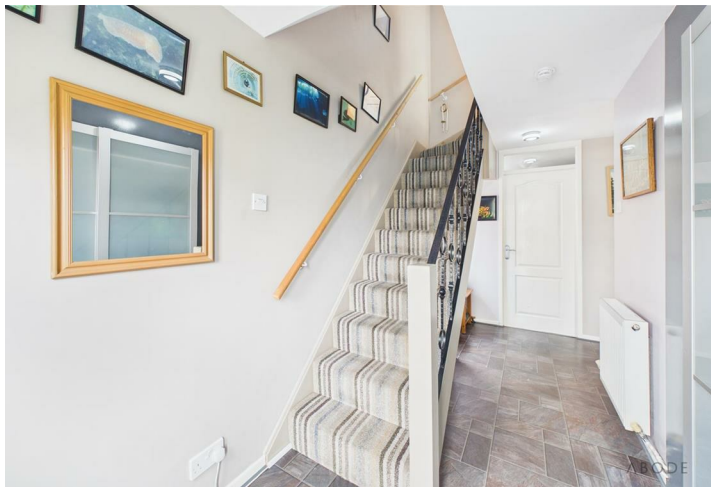






Situated on Hurst Drive in Stretton, this three-bedroom detached dormer bungalow offers a versatile layout with accommodation across two floors. The property features a spacious lounge diner, a separate fitted kitchen and a conservatory overlooking the rear garden, alongside a ground-floor double bedroom and shower room. Two further bedrooms occupy the first floor, including a principal bedroom with an en suite bathroom. The property has air conditioning fitted throughout the house. Outside, a driveway provides off-road parking and access to a detached garage, complemented by gardens to the front and rear.



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Accommodation

Ground Floor

The entrance hallway provides access to the ground-floor accommodation, with stairs rising to the first floor. Positioned at the front of the property, bedroom three is a comfortable double room with a bay window. Currently used as a study and additional sitting room, it offers flexibility for those requiring a ground-floor bedroom or space to work from home.

Extending to approximately 5.50 metres in length, the lounge diner provides space for both seating and a dining table including wall mounted air conditioning. Sliding glazed doors open into the conservatory, creating a natural connection between the living accommodation and garden. The conservatory offers an additional seating area with garden views, a rooflight and French doors opening onto the patio.

The separate kitchen is fitted with a range of cream Shaker-style wall and base units, drawers and contrasting work surfaces with tiled splashbacks. Fittings include a stainless-steel sink and drainer, an electric hob with an extractor above, a built-in oven and a microwave, together with under-counter space for a washing machine. A window provides natural light, while an external door gives access to the side of the property.

Completing the ground floor is a shower room fitted with an enclosed shower cubicle, a wash basin set within a vanity unit and a WC, with additional cupboard storage.

First Floor

The landing leads to two further bedrooms. The principal bedroom provides space for a double bed and freestanding furniture, with wall mounted air conditioning and a broad window overlooking the rear garden. Its en suite bathroom comprises a panelled bath, pedestal wash basin and WC.

Bedroom two also overlooks the rear garden and would suit use as a bedroom, guest room or separate study.

Outside

To the front, a block-paved driveway provides off-road parking alongside a lawned garden with gravel edging and an established shrub. Double gates open to a further paved area at the side, leading towards the detached garage.

The enclosed rear garden features a generous paved patio adjoining the conservatory, providing space for outdoor seating and dining. Steps lead down to a gravelled area and lawn, with planted borders, established hedging and trees beyond the rear boundary. The garage also has a pedestrian door opening into the garden.

Location

Hurst Drive lies within the established residential area of Stretton, conveniently placed for village shops, supermarkets, cafés, pubs and everyday amenities. Local schools and public transport links are available in the surrounding area, with further shopping and leisure facilities in Burton upon Trent. The nearby A38 provides road connections towards Derby, Lichfield and the wider Midlands.







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process. All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

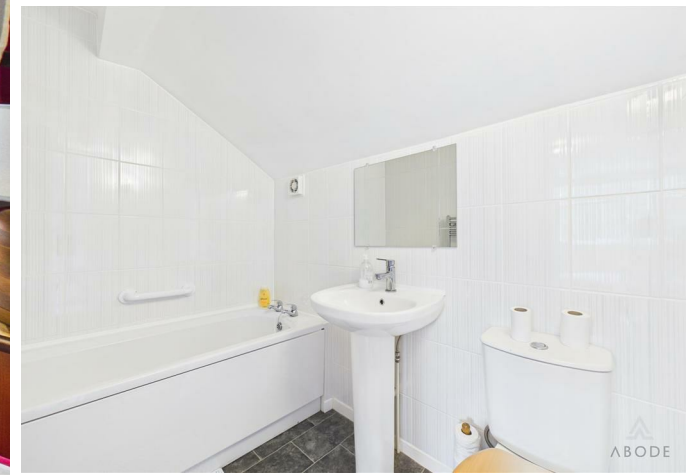
General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

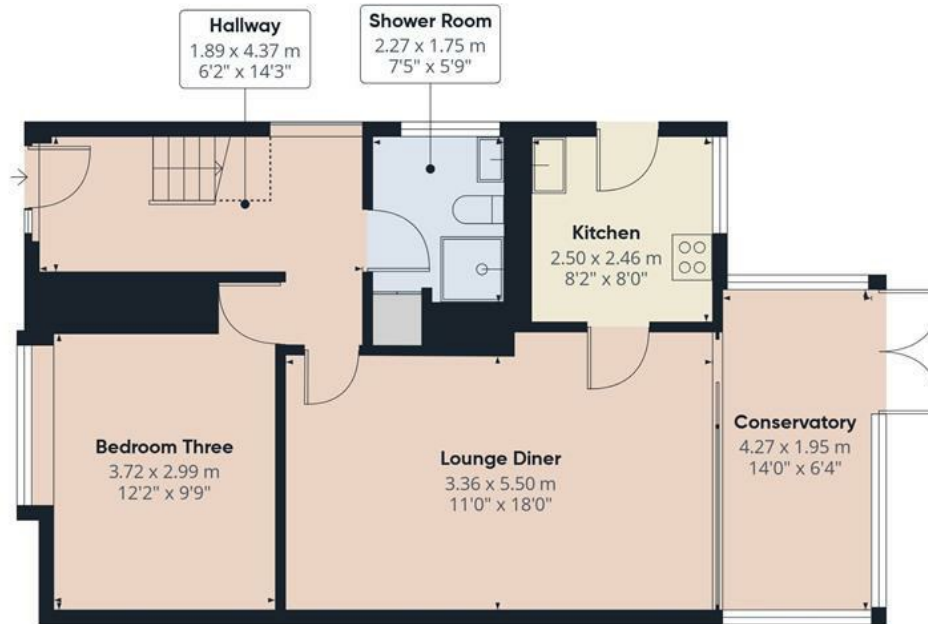
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.









Floor 0



Floor 1

Approximate total area⁽¹⁾

87.9 m²

946 ft²

Reduced headroom

2.1 m²

22 ft²

(1) Excluding balconies and terraces

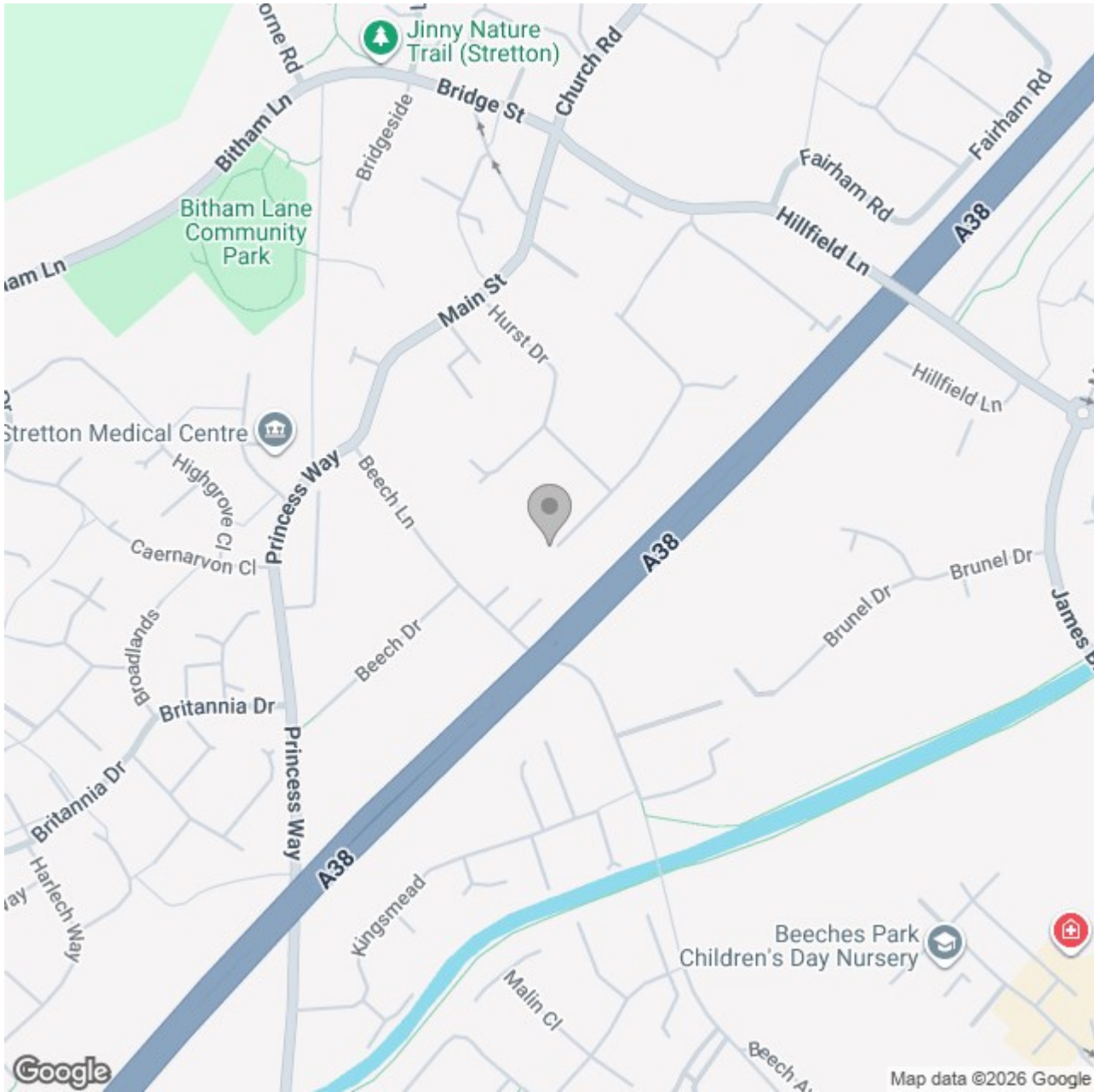
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	