



Claymills Road, Stretton, Burton-On-Trent, DE13 0JQ

Nicholas
Humphreys

£450,000

A superbly presented and deceptively spacious 1930s extended dormer style detached bungalow, occupying a sought-after position within the desirable village of Stretton. Set behind double gates with a generous block-paved driveway and detached garage, the property enjoys a high degree of privacy and kerb appeal.

Internally, the home offers versatile and well-proportioned accommodation, including a striking bay-fronted lounge with twin walk-in bay windows, a separate formal dining room/ optional bedroom, and an impressive open-plan dining kitchen fitted with quartz work surfaces and integrated appliances, complemented by a separate utility room.

The ground floor provides two further generous double bedrooms, including one with direct access to the rear garden, alongside a modern fitted shower room. To the first floor, a standout feature is the master bedroom suite, set within the roof space, offering a walk-in wardrobe and ensuite bathroom with spa-style bath.

Externally, the property boasts a beautifully maintained and private rear garden, incorporating patio and raised decking areas with mature planting, creating an ideal space for outdoor entertaining.

Ideally positioned for access to local village amenities, schooling and excellent transport links via the A38, this exceptional home combines character features with modern living, offering flexible accommodation suited to a range of buyers.



The Accommodation

A truly delightful and deceptively spacious 1930s extended detached bungalow, occupying a desirable position within the sought-after village of Stretton. Set well back from the road behind a mature laurel hedge, the property enjoys a high degree of privacy, with double gates opening onto a substantial block-paved driveway providing ample off-road parking for a variety of vehicles and leading to a detached garage.

The accommodation is entered via a UPVC double-glazed entrance door into an entrance foyer, with a further glazed door opening into a welcoming reception hallway, having radiator and doors leading off to the main living accommodation.

The principal lounge is positioned across the front elevation and is a superb living space, enhanced by two UPVC double-glazed walk-in bay windows allowing for an abundance of natural light & high ceilings. The room features a limestone fireplace with inset electric fire, double radiators and a staircase rising to the first-floor accommodation.

A formal dining room optional fourth bedroom, is located to the side aspect of the home, offering a versatile reception space with twin UPVC double-glazed windows and radiator, ideal for both everyday dining and entertaining.

To the rear of the property is an impressive open-plan fitted dining kitchen, thoughtfully designed with quartz stone preparation work surfaces, incorporating a range of oak-fronted base cupboards and drawers with matching eye-level wall units. Integrated appliances include a Neff double oven and a four-ring gas hob with extractor hood above, complemented by further freestanding appliance space including dishwasher plumbing. A breakfast bar provides an informal dining area, while UPVC double-glazed windows overlook the rear garden. A concealed wall-mounted gas-fired combination boiler supplies the domestic hot water and central heating system. A glazed door leads through to the separate utility room.

The utility room provides additional freestanding appliance space for washing machine, tumble dryer and fridge freezer, with radiator and UPVC double-glazed window and door giving access to the rear garden.

To the ground floor, there are two well-proportioned double bedrooms. The principal ground floor bedroom is positioned to the rear and benefits from built-in wardrobes and matching drawers, double radiator, UPVC double-glazed window and a full-height double-glazed door opening directly onto the rear garden patio. A further double bedroom is situated to the side aspect, featuring built-in mirrored wardrobes.

Completing the ground floor accommodation is a stylishly appointed shower room, fitted with a modern suite comprising WC, pedestal hand wash basin and a generous walk-in shower enclosure with thermostatic shower, complemented by a heated towel rail, radiator, UPVC double-glazed window and full-height tiling.

To the first floor, the property offers an impressive master bedroom suite, set within the roof space, enjoying a range of double-glazed skylight windows providing excellent natural light. The room is complemented by double radiators and access to a walk-in wardrobe area, which also provides further loft access. A feature curved wall leads through to the ensuite, fitted with a WC, hand wash basin and a corner spa-style jacuzzi bath, along with heated towel rail and skylight windows.

Externally, the rear garden is a particular feature of the home, having been beautifully maintained and thoughtfully landscaped to provide a high degree of privacy. The garden incorporates a block-paved patio area, raised decking, established lawn and mature planting borders, creating an ideal space for outdoor entertaining and relaxation.

The property is ideally positioned within Stretton, a highly regarded village offering a range of local amenities including shops, bakery and public houses, whilst benefiting from excellent transport links via the nearby A38, providing convenient access to Derby, Lichfield and beyond.

An internal inspection is essential to fully appreciate the space, versatility and character this impressive home has to offer.

Entrance Foyer

Reception Hallway

Front Living Room 22'4 max x 12'0 max

Dining Room/ Optional 4th Bedroom 12'6 x 10'6

Kitchen Diner 13'3 max x 11'8 max

Utility 8'1 x 5'2

Bedroom One 13'7 x 10'4 max

Bedroom Two 10'6 x 8'3

Shower Room 7'10 x 6'4

First Floor

Master Suite 24'0 max x 13'4 max

The measurements given will be into a limited headroom area.

En suite Bathroom 13'8 max x 4'5 limited headroom

Awaiting EPC inspection
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link
<https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

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In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges

regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change



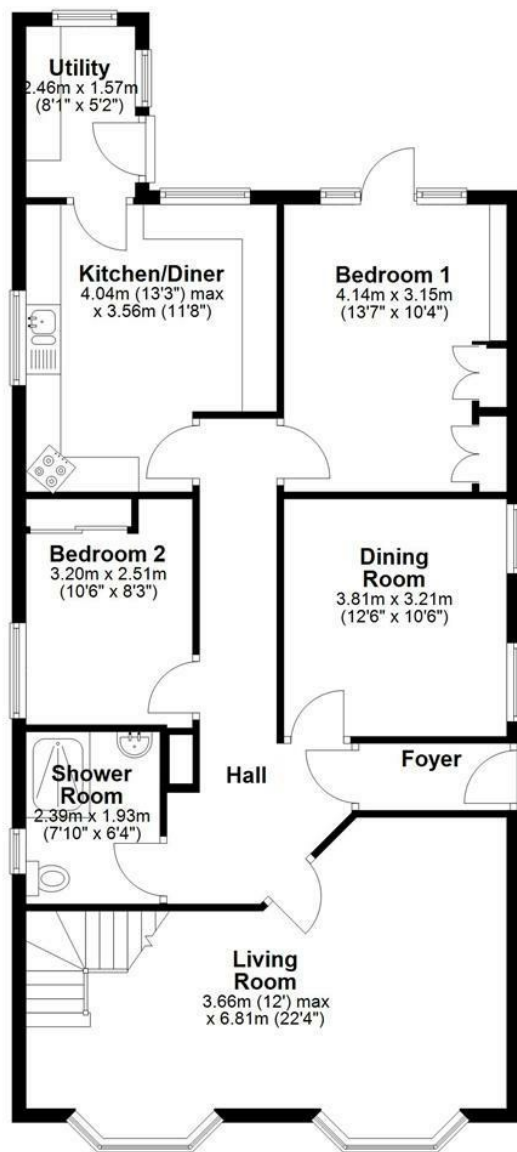




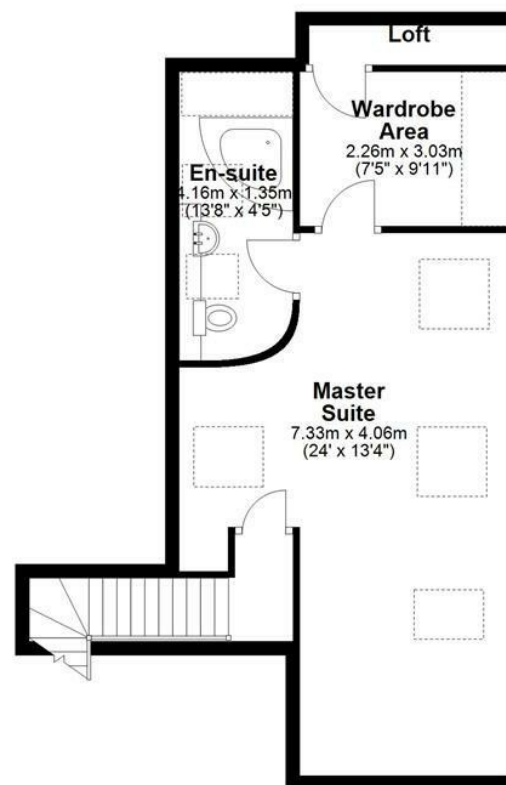




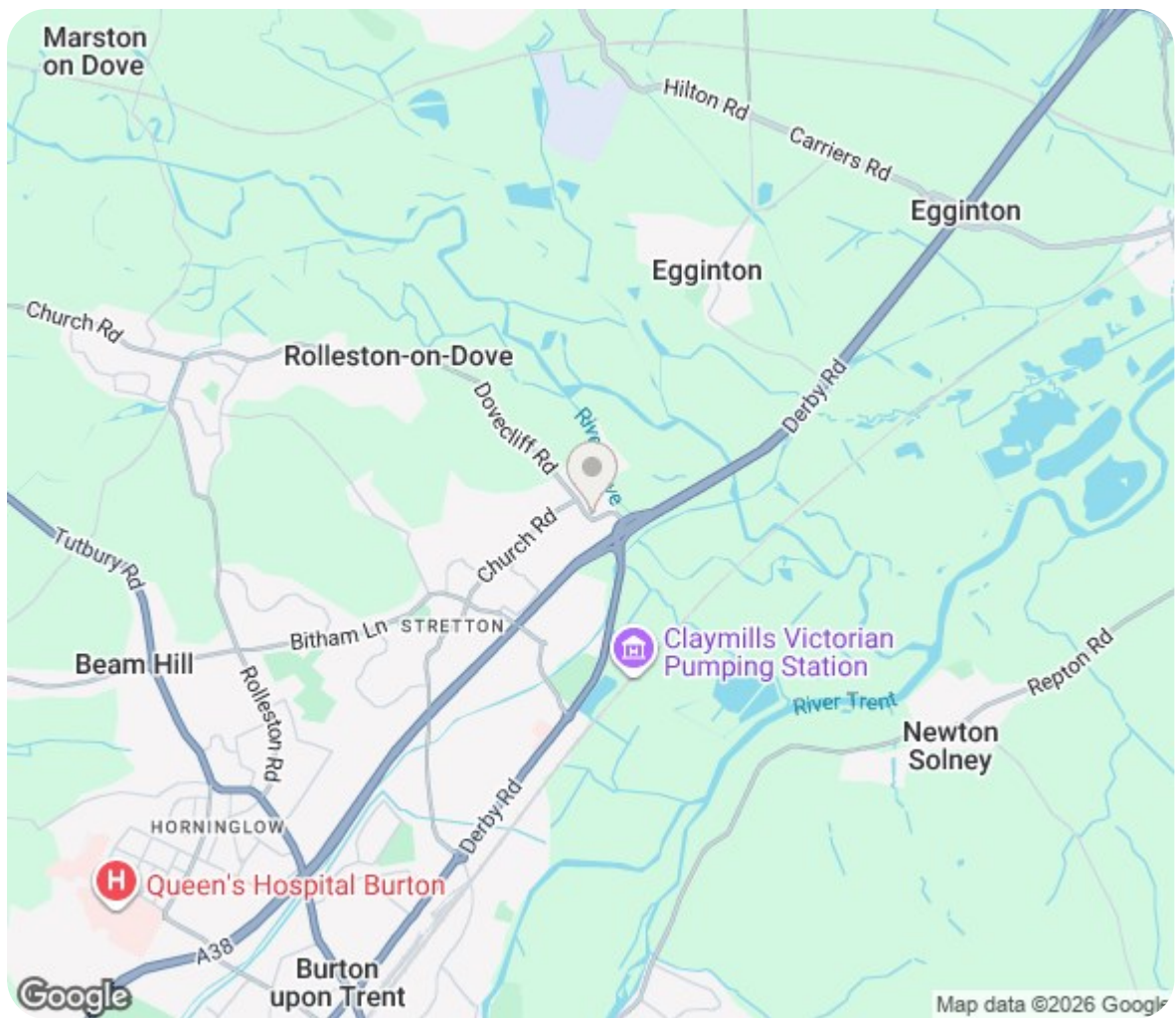
Ground Floor



First Floor



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Plan produced using PlanUp.



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		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band C Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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