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Beamhill Road, Stretton  
Burton-on-Trent  
£565,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**MOST SPACIOUS EXTENDED DETACHED HOME** - An attractive 1930s-style detached bungalow of considerable style and character, substantially and sympathetically extended to provide over 2,100 sq ft of beautifully appointed accommodation arranged over two floors. Set well back from Beamhill Road, this former dormer bungalow has been thoughtfully transformed into a generous family home offering versatile living space throughout.

The property is presented to a modern, high standard while retaining selected character features from the original 1930s bungalow. It further benefits from overall B-rated energy rating with solar panels, an EV charging point, double glazing and gas central heating.

In brief, the accommodation comprises: entrance porch, welcoming hallway, ground floor shower room, spacious living room with French doors opening onto the rear garden, and a stunning open-plan dining kitchen with central island and French doors to the garden. There is also a utility room and separate WC. Two generous ground floor bedrooms, both featuring bay windows, complete the downstairs accommodation.

To the first floor, the landing provides access to three further bedrooms and the family bathroom. The substantial principal bedroom benefits from built-in wardrobes and a contemporary en suite shower room.

Externally, the property is set back from the road behind a generous driveway and includes an attached single garage with EV charging point. To the rear is a generous enclosed garden featuring a paved patio area, lawn and well-stocked planting beds.





## The Detail

Occupying a desirable position on Beamhill Road, Stretton, Burton-on-Trent, this beautifully extended 1930s-style detached dormer bungalow blends charming period detail with generous, modern family living arranged over two floors.

Entry is via a uPVC double glazed porch into a welcoming hallway, where a traditional panelled door with leaded and stained glass detailing sets the tone. Contemporary engineered oak doors lead to the principal rooms, while a staircase rises to the first floor. The spacious living room features a limestone fireplace with inset coal-effect gas fire and French doors opening onto the rear garden, flowing seamlessly through glazed oak doors into the stunning open-plan dining kitchen. Here, cream high-gloss units, black quartz worktops, integrated Bosch & Siemens appliances and a central island create a superb sociable space, with further French doors to the garden and access to a utility room and WC. Two bay-fronted double bedrooms and a stylish shower room complete the ground floor.

Stairs from the entrance hallway lead to the first floor landing which provides a useful study area. The landing proves access to three further bedrooms and contemporary family bathroom. The most spacious primary bedroom suite has fitted wardrobes and contemporary en-suite shower room.

Externally, the property is set back from the road in an elevated position, enjoying a generous block-paved driveway that provides off-road parking for approximately six vehicles. This leads to a single attached garage with a remote-controlled electric roller door and an EV charging point. The garage benefits from power and lighting, hot & cold taps and radiator, along with rear access to the substantial enclosed rear garden.

The enclosed rear garden is generously proportioned and features a spacious Indian sandstone patio, which steps down to a large lawned area with raised planting beds and well-stocked shrub borders. There are also two timber-framed sheds and an aluminium-framed greenhouse.







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## The Location

Stretton is a highly sought-after residential area, particularly popular with families, thanks to its excellent local schooling and well-established community feel. The village is home to a well-regarded primary school and lies within close proximity of the highly regarded De Ferrers Secondary School and this property also falls within the catchment area for the noted John Taylor School.

The area is exceptionally well positioned for commuters, offering convenient access to the A38 and A50, which provide direct routes to Derby, Lichfield, Nottingham, Leicester and Stoke-on-Trent, as well as connections to the wider motorway network. Burton upon Trent town centre is also easily accessible.

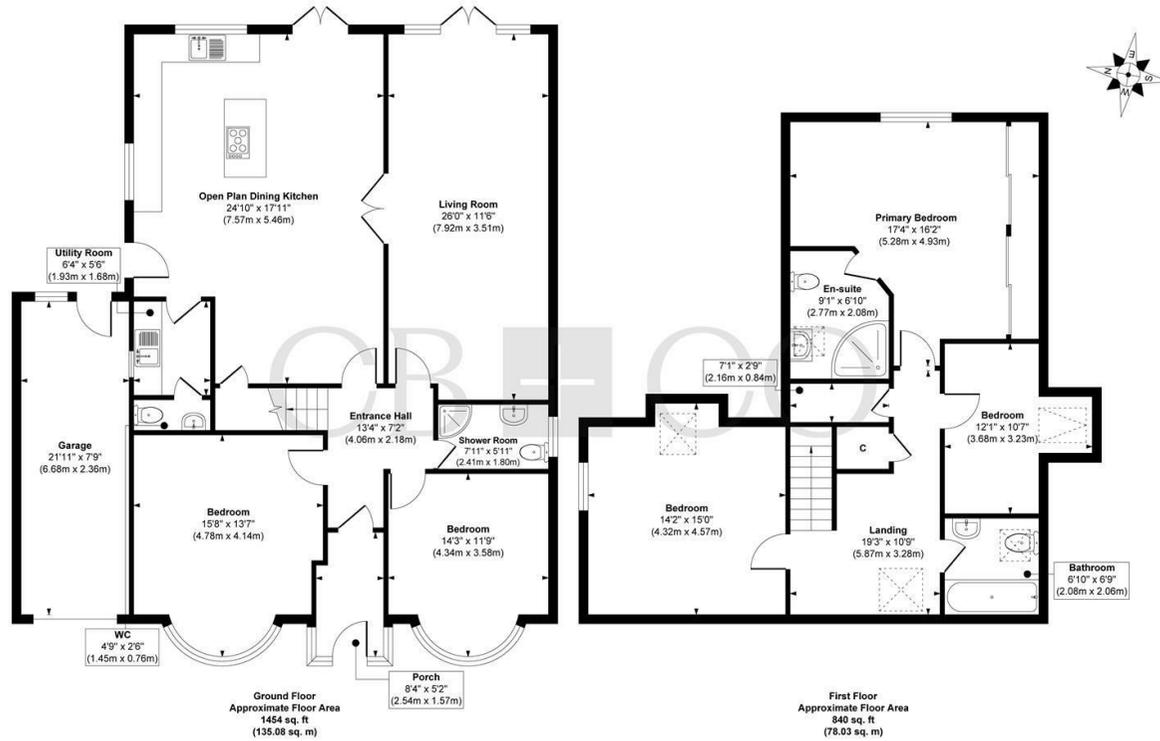
Stretton benefits from a wide range of local amenities, including a supermarket, pharmacy, post office, hairdressers and beauty salon, all catering for day-to-day living. With nearby green spaces, local walks and a friendly village atmosphere, Stretton offers an ideal balance of suburban comfort and excellent connectivity.







**Beamhill Road, Stretton, Burton-on-Trent**



**Approx. Gross Internal Floor Area 2294 sq. ft / 213.11 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Most Spacious Extended - 1930's Style Five Bedroom Detached Bungalow
- Spacious and Versatile Accommodation - Over 2100 Square Feet
- Beautifully Presented - Quality Specification
- B-Rated Energy Rating with Solar Panels, EV Charger, Gas Central Heating & Double Glazing
- Porch, Cloaks, Entrance Hallway & Spacious Living Room
- Most Spacious Open Plan Dining Kitchen, Utility Room & WC
- Two Spacious Ground Floor Bedrooms & Ground Floor Shower Room
- First Floor - Three Bedrooms & Bathroom - Spacious Primary Bedroom with En-Suite
- Set Back from Road - Generous Driveway, Attached Garage & Generous Rear Garden
- John Taylor School Catchment

### Size

Approx 2125.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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