

SCARGILL  
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## 42 Craythorne Road

Stretton, Burton-On-Trent, DE13 0BA

**Price £325,000**



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## GENERAL INFORMATION

### THE PROPERTY

Set in this favoured location, we offer for sale this gas-central heated and double-glazed traditional detached bungalow with NO UPWARDS CHAIN. The residence offers a fabulous opportunity for further extension subject to planning or just some cosmetic upgrading. The choice is yours!

Currently, the property offers a drive leading to a garage with an adjacent lawn to the front. A gate gives access to the rear with a generous garden offering an open aspect over a paddock.

Inside is a hallway, lounge with patio doors out into the rear garden, a modern breakfast kitchen, utility store, rear lobby, two double bedrooms, one having a lovely light out to the rear garden and a good-sized bathroom.

### LOCATION

Stretton is always popular, offering excellent access via the A38 and A50 for onward travel to Derby, Nottingham, Uttoxeter and Lichfield. The village has a supermarket, local convenience stores, a bakery, card shops, a pharmacy, a post office, a beauty spa and hairdressers. There are local public inns and schools for all ages.

### ACCOMMODATION

Entrance door with half glazed door with side panels opens into the entrance hall.

#### HALL

5'9" max width narrows to 2'10" x 16'8" min length (1.74 max width narrows to 0.87 x 5.09 min length)

Has a window to the side aspect, coving to ceiling, ceiling light point, radiator and a useful built in cloak cupboard providing hanging space and shelving.

#### LOUNGE

12'9" x 15'11" (3.88 x 4.84)

Has a window to the front aspect, sliding patio doors out to the rear garden offering views over the garden and paddocks, attractive timber fire surround with living flame gas fire inset, there is coving to ceiling and ceiling light point.

### KITCHEN

12'8" to the window x 12'9" in width (3.86 to the window x 3.89 in width)

Is fitted with a range of shaker style base cupboards with matching wall mounted cabinets, work tops incorporate a four ring Neff hob and a one and a quarter sink with side drainer. Built in appliances include a double oven, there is tiled flooring, radiator, ceiling light point, window looking out over the front garden with views of the surrounding countryside and door off to utility store.

### UTILITY

2'7" x 5'5" (0.8 x 1.65)

Has an obscure window to the side aspect, space and plumbing for washing machine and tumble dryer. A further door leads off to the rear lobby.

### REAR LOBBY

10'1" x 2'9" (3.07 x 0.84)

Has a window out to the side aspect, and a door to the outside. A Logic domestic hot water and central heating boiler is housed here.

### BEDROOM ONE

15'0" x 10'11" to the window (4.57 x 3.34 to the window)

Has a radiator, window looking out over the rear garden, a further window to the side offering views over the patio and a ceiling light point.

### BEDROOM TWO

8'11" x 11'7" to the window (2.73 x 3.52 to the window)

Has a window to the side aspect, radiator and a built in wardrobe providing hanging space and shelving.

### BATHROOM

9'2" min to the window x 8'8" width (2.80 min to the window x 2.64 width)

Fitted with a W.C, pedestal hand wash basin and panelled bath with mixer tap with shower attachment and a separate Triton electric shower over. There are two windows to the side aspect, tiled surrounds and a useful built in airing cupboard and radiator.

### OUTSIDE

To the front the property sits back off Craythorne Road with a drive leading to a garage with up and over door, power and light. There is an adjacent shaped lawn with patio area and pedestrian gate leading to the side door and giving access into the rear garden which is fully enclosed with a post and rail rear fence offering views over the

Tel: 01283548194

paddock. The garden is mainly laid to lawn with a fish pond, patio areas with ample space for sheds and greenhouses. There is also a useful workshop with power and light.

### TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

### CURRENT UTILITY SUPPLIERS

Water - South Staffs

Gas - EDF

Electric - EDF

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>  
<http://www.derbyshire.gov.uk/>

### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024)/DRAFT



## Road Map



## Hybrid Map



## Terrain Map



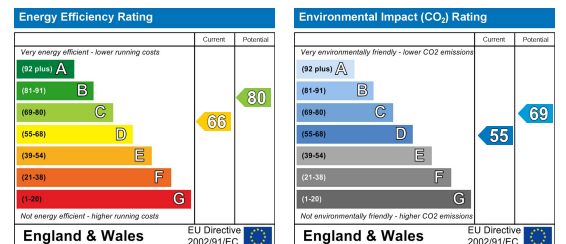
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.