

## Bitham Lane, Burton-on-Trent, Staffordshire, DEI3 0HB Offers In The Region Of £399,999



https://www.abodemidlands.co.uk



This individually designed detached bungalow, located in a sought-after area, presents a rare opportunity to purchase a home with no upward chain. The property offers a welcoming and versatile layout, including an entrance porch, a spacious reception hallway, a light-filled lounge, a separate dining room, a well-appointed dining kitchen, a utility room, two generously sized double bedrooms, and a family bathroom. Outside, the home is set within an extensive plot, featuring a mature front garden, a driveway providing ample parking for multiple vehicles or a caravan, an attached garage, and a private rear garden. Viewings are available strictly by appointment.







## Accommodation

Upon entering the property, a glazed door leads into the entrance porch, which opens into a warm and inviting reception hallway with built-in storage and access to all principal rooms. The lounge is a charming space with a feature stone fireplace and patio doors that provide seamless access to the rear garden, creating an ideal setting for relaxation and entertaining. Adjacent to the lounge, the dining room offers a formal space for family meals, with a pleasant view over the garden. This flows through to the dining kitchen, which is fitted with a range of units, ample worktop space, and a stainless steel sink, with a convenient utility room nearby providing additional storage, appliance space, and a separate rear garden access.

The inner hallway leads to two well-proportioned double bedrooms, each benefitting from built-in wardrobes and large windows that enhance the sense of light and space. The family bathroom is fitted with a modern four-piece suite, including a paneled bath, a separate shower cubicle, and complementary tiling, completing the accommodation.

## Outside

The property is set back from the road, framed by a mature front garden with gravel pathways and established borders that enhance its kerb appeal. A spacious driveway provides off-road parking for several vehicles, including a caravan, and leads to the attached garage. To the rear, the private garden features a patio seating area, a raised lawn, and a variety of well-stocked beds and borders. With its



peaceful setting backing onto playing fields, the garden offers a tranquil retreat and direct access to the garage.



























































