ABODE
SALES & LETTINGS

Beech Lane, Burton-on-Trent, DEI3 0DX

Asking Price £259,999



https://www.abodemidlands.co.uk



A beautifully presented three-bedroom cottage, positioned within the heart of Stretton village, offering a rare opportunity to acquire a character home finished to an exceptional standard throughout. The property benefits from a generous and well-maintained rear garden, along with the significant advantage of off-street parking and a detached garage—features rarely found with properties of this nature in such a central location. Internal inspection is highly recommended to fully appreciate both the quality of finish and the overall setting on offer.





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Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into a welcoming hallway, with stairs rising to the first floor and doors providing access to the main living spaces. The living room is positioned to the front aspect and offers a warm and inviting space, featuring a log-burning stove set within a chimney breast, creating a focal point to the room, along with a large window allowing for plenty of natural light.

To the rear, the property opens into a well-appointed kitchen, fitted with a range of wall and base units, preparation work surfaces, and space for appliances, with direct access out to the rear garden via double doors. Adjacent to the kitchen is a separate dining room, offering space for a dining table and chairs, ideal for both everyday living and entertaining. A useful ground floor WC completes the ground floor accommodation.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms and the bathroom. The master bedroom is a generous double room, complemented by a front-facing window. Bedroom two is also a good-sized double, while bedroom three offers versatility as a single bedroom, nursery, or home office.

The bathroom is fitted with a suite comprising a roll top bath with shower over, wash hand basin, and low-level WC, presented in keeping with the overall style of the home.



Outside

Externally, the property truly excels with a substantial rear garden, mainly laid to lawn with well-stocked planting areas, mature trees, and a pathway leading through the plot, creating a private and established outdoor space.

To the rear of the garden, there is access to a detached garage, along with a gravelled area providing off-street parking, accessed via timber gates—an invaluable feature for a property in this central village position.

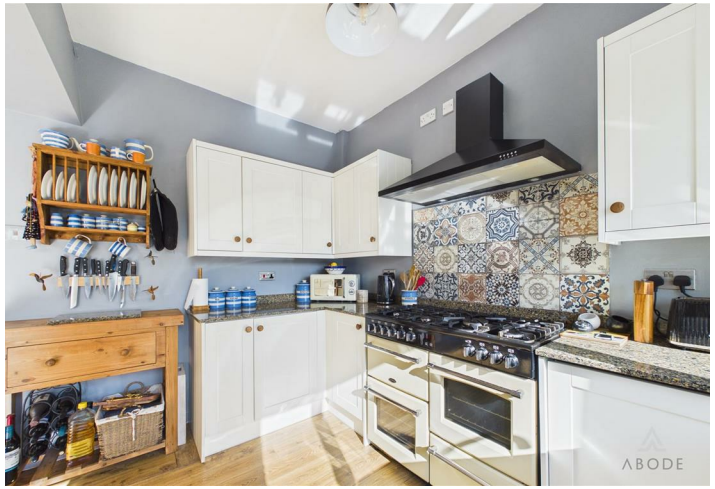





Come In
OPEN




CAMEMBERT











Location

Situated in the centre of Stretton, the property benefits from immediate access to a range of local amenities, including shops, public houses, and well-regarded schools, along with excellent transport links via the A38 and nearby Burton-on-Trent town centre. The location offers a balance of village living with convenient connectivity, making it a highly desirable setting for a range of buyers.




The World











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The World













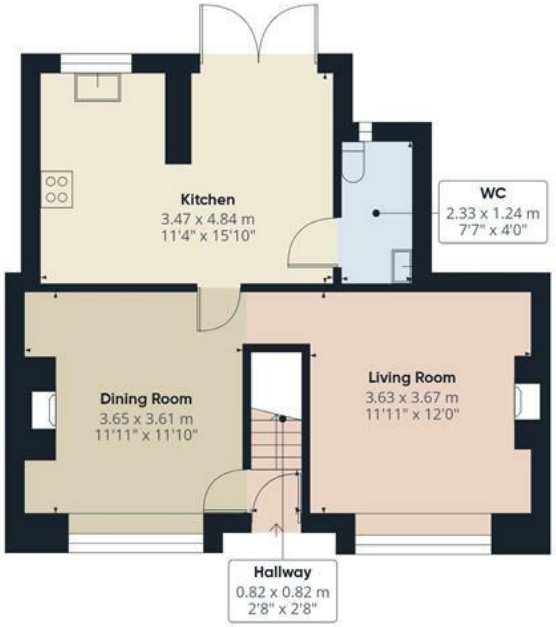

The World



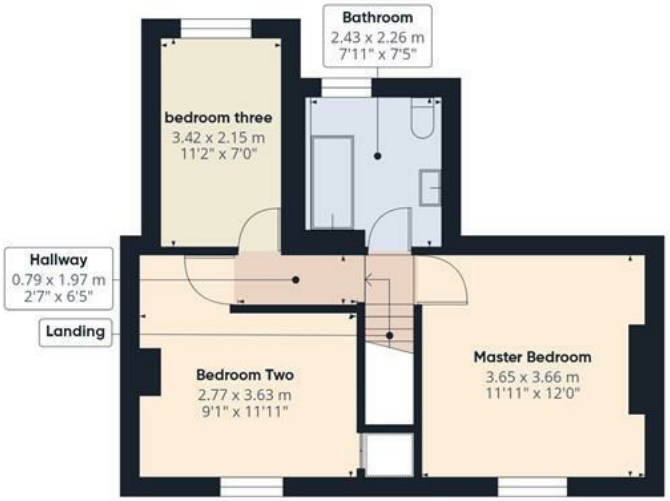








Floor 0 Building 1





Floor 1 Building 1

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Approximate total area(1)

88.7 m²

955 ft²

(1) Excluding balconies and terraces

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

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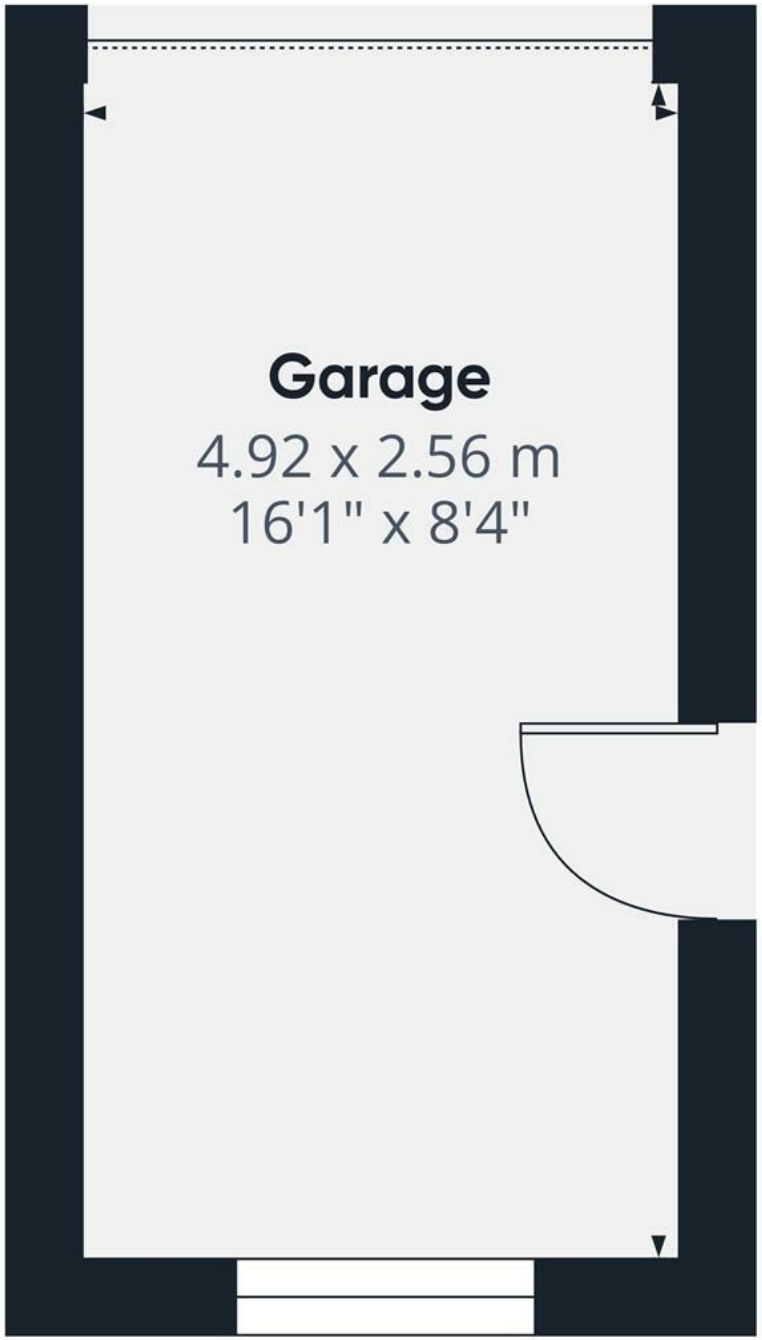

Floor 0 Building 2

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Approximate total area(1)

12.5 m²

135 ft²

(1) Excluding balconies and terraces

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

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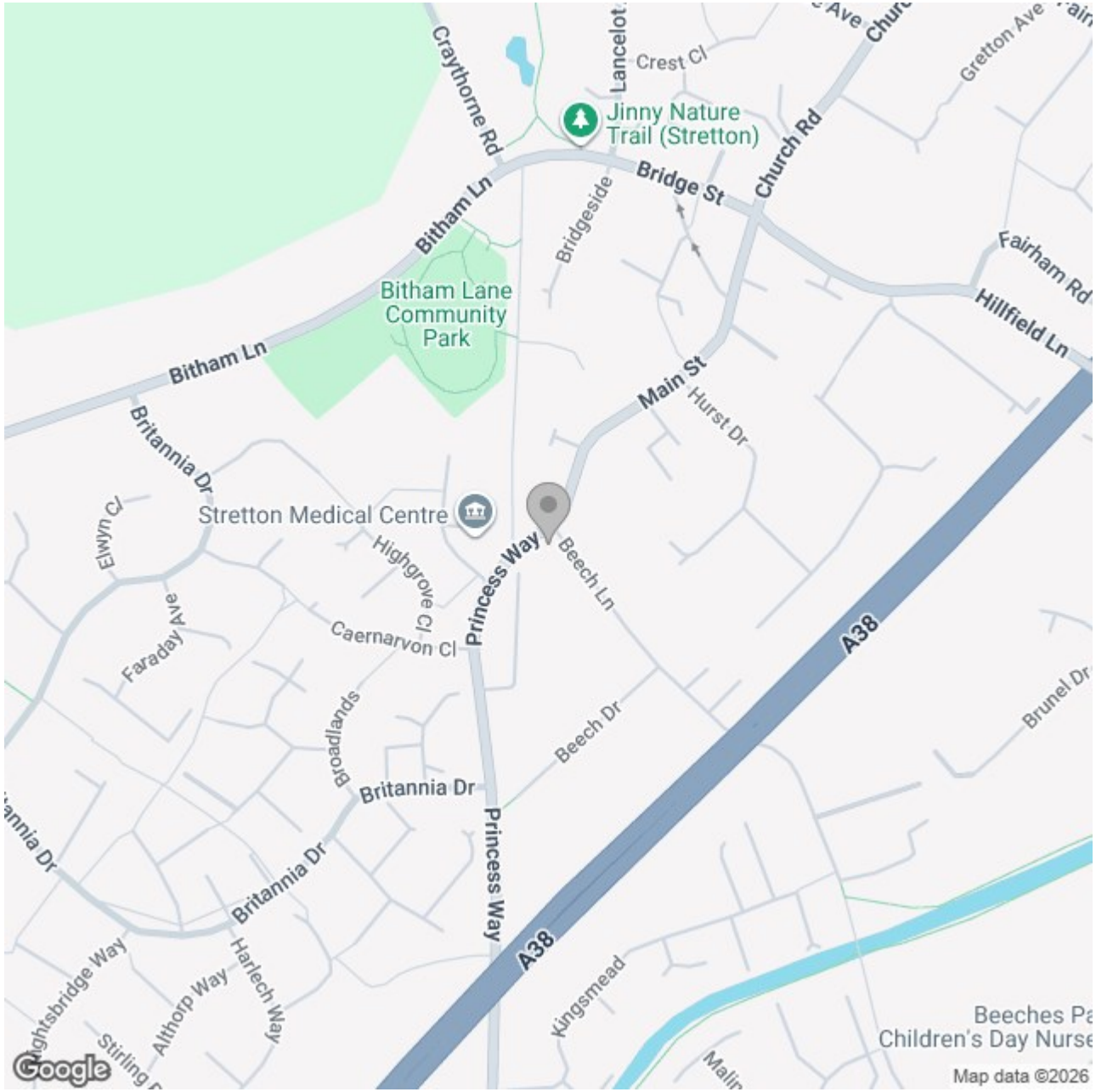

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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