



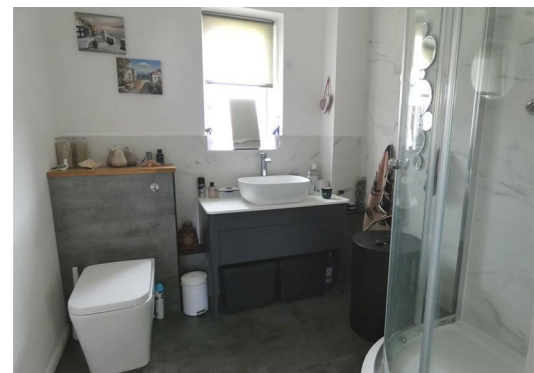
13 Ladywell Close

Stretton, Burton-On-Trent, DE13 0FS

£129,950



Beautifully Refurbished 2 Bedroom Detached Bungalow within a popular retirement complex benefiting from uPVC double glazing and Gabarron electric heaters. Close to the Doctors Surgery, village amenities, and with easy access to Burton town centre. Over 60s only (55 if registered disabled). Monthly management fee apply. EPC RATING E. COUNCIL TAX B



Hall

Accessed via a Upvc part glazed door to the side, half glazed door giving access into the Lounge, textured ceiling with light point, smoke alarm, consumer unit

Lounge 15'1" x 11'10" min (4.60m x 3.61m min)

With uPVC double glazed bay window to the rear elevation, feature electric fire housed in fire surround, 2 x Gabarron electric radiators, TV aerial point, textured ceiling with light point, power points, telephone point, half glazed door giving access to the kitchen & panelled door leading to inner hallway. Wall mounted call assistant point and pull cord system.

Kitchen 12'5" x 6'7" (3.81m x 2.03m)

Refitted with a range of white gloss wall and base units, black worksurfaces and risers, ceramic white single drainer sink with chrome mixer tap over, plumbing point for washing machine, integrated dishwasher, built in electric oven with countertop electric hob and black extraction fan over, space for fridge-freezer, cupboard housing Ultra Flow water heater and shelving, textured ceiling with strip light, power points, smoke alarm. uPVC double glazed window to the front elevation

Inner Hall

Giving access to both of the Bedrooms and Bathroom, smoke alarm, textured ceiling with light point.

Bedroom One 10'7" x 8'7" (3.25m x 2.62m)

With uPVC double glazed window to rear elevation, Gabarron electric radiator, power points, coved textured ceiling with light point, pull cord system.

Bedroom Two 9'10" x 6'2" (3.00m x 1.88m)

With uPVC double glazed window to front elevation, power points, textured ceiling with light point, Gabarron electric radiator, hatch giving access to the loft.

Bathroom 6'9" x 6'9" (2.06m x 2.06m)

Refitted with grey units incorporating Wc with low level flush, countertop wash hand basin with waterfall chrome mixer tap over, quadrant shower enclosure, marble effect splash-backs, Gabarron electric radiator, opaque glazed uPVC double glazed window to front elevation, textured ceiling with light point.

Outside

To the Front

A spacious Communal Car Park provides off road parking, path leading to the front door. Canopy over front door and outside security light

To the Side

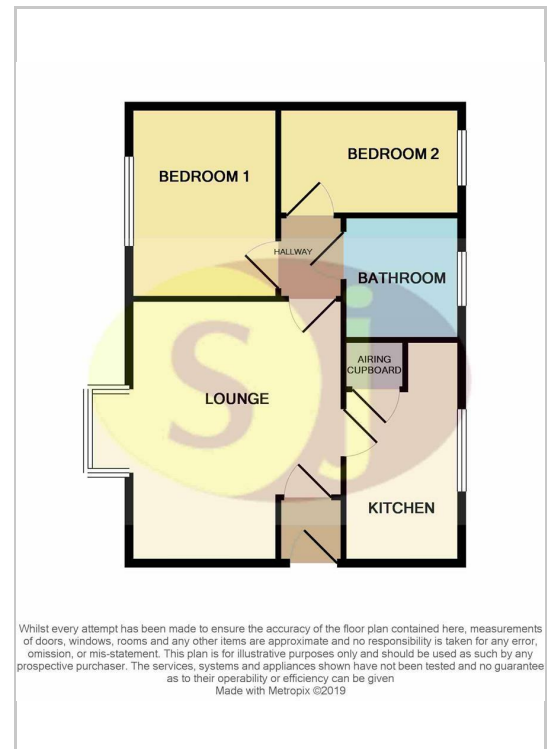
Gate providing access to the rear.

To the Rear

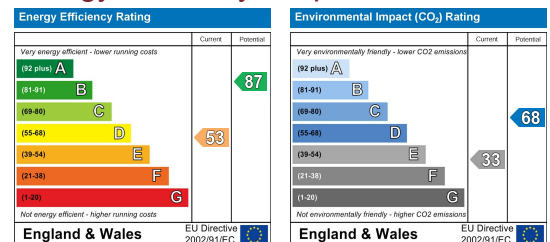
Maintained communal gardens to the rear, paved patio area and shed for storage



Floor Plans



Energy Efficiency Graph



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33 Main Street, Stretton, Burton on Trent, Staffordshire, DE13 0EA

T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com