



## 1 Ladywell Close

Stretton, Burton-On-Trent, DE13 0FS

£119,950



Well presented 2 bedroomed retirement bungalow situated in a pleasant position within a popular independent living retirement complex. Close to Doctors Surgery, village amenities and with easy access to Burton Town Centre. Over 60s only (55 if registered disabled). EPC E. Council Tax B NO UPWARD CHAIN



Entrance 4'0" x 2'5" (1.22m x 0.76m )

Approached via a composite front door with glazed panels. Grey flooring and textured ceiling with light point. New Consumer Unit. Door through to Lounge.

Lounge 14'7" max x 13'10" max (4.45m max x 4.24m max)

A good sized lounge with a box bay window to the side elevation with door leading to communal gardens Power points, TV aerial point, phone point, call assistance point and pull cord. Two electric storage heaters, Textured ceiling with light point. Doors to Kitchen and inner hallway.

Kitchen 12'1" max x 6'3" max (3.70m max x 1.91m max)

Fitted with a range of base and wall mounted units in a beech shaker style, with granite effect work surfaces .Stainless steel sink and drainer chrome taps. Plumbing and appliance space for washing machine and electric cooker. uPVC window to front elevation. Wall mounted dimplex electric heater, part tiled walls, power points, assistance pull cord and textured ceiling with spot lights. Cupboard housing Gledhill Water tank. and useful shelving

Inner hall 4'9" x 2'11" (1.45m x 0.89m )

With textured ceiling, light point and doors to Bedrooms and Bathroom.

Bedroom 1 10'5" x 8'3" (3.18m x 2.52m)

A double bedroom with a window to the side elevation, looking out to the communal gardens. Electric storage heater, power points and textured ceiling with light point and call assistance pull cord.

Bedroom 2 9'6" x 5'8" (2.90m x 1.73m)

With a window to the rear elevation overlooking the communal garden area. Storage heater, power points and textured ceiling with light point and call assistance pull cord, loft hatch.

Bathroom 6'2" max x 6'5" (1.90m max x 1.96m)

Part tiled with 3 piece white suite comprising of of low flush wc, sink with chrome taps, bath with chrome taps with Triton Electric Shower over. flat light fitting, extractor and emergency pull cord.

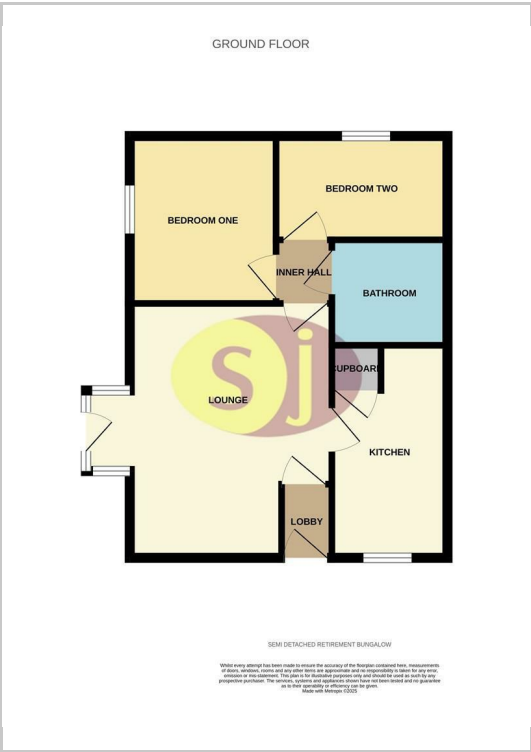
Externally

The property is pleasantly situated at the start of the cul de sac and approached via a path leading to the entrance door, with a wall mounted light and a useful outside tap. To the side of the property is a timber gate providing access into the communal garden area with lawns and planted borders

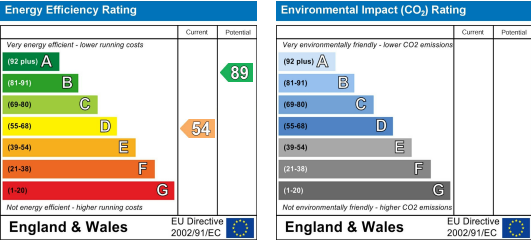
There is communal car parking close to the property



Floor Plans



Energy Efficiency Graph



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