





This two-bedroom leasehold retirement bungalow, available exclusively to those over 60 or over 55 with a disability, is situated in a private residential community at the edge of a desirable cul-de-sac in Stapenhill, Burton-Upon-Trent. The property offers a fantastic opportunity for a buyer to personalise and add value. Upon arrival, there is allocated parking for the owner along with visitor spaces. The residence also benefits from an on-site help desk and 24-hour healthcare, providing peace of mind and around-the-clock assistance. Externally, the bungalow features both front and rear communal gardens with pathways leading to the entrance.

Inside, the property comprises a spacious reception room, a functional kitchen, two good-sized bedrooms (one with access to the rear garden), and a bathroom with a walk-in shower.



## Accommodation

Lounge – 12' 4" x 14' 6" (3.76m x 4.42m)

Bright and airy with a double glazed window to the rear elevation, central heating radiator, electric fireplace, and an airing cupboard housing the water tank.

Kitchen – 6' 6" x 10' 6" (1.98m x 3.20m)

Fitted with a range of wall and base units, complemented by a work surface incorporating a sink with a drainer unit. Includes a gas cooker and hob, central heating boiler, vinyl flooring, and tiled splash backs. A double glazed window overlooks the front elevation.

Bedroom One – 11' 3" x 9' 9" (3.43m x 2.97m)

A well-proportioned double bedroom with a double glazed window to the rear, central heating radiator and built-in storage.

Bedroom Two – 7' 1" x 12' 11" (2.16m x 3.94m)

This bedroom features a door leading out to the garden and a double glazed full-height window to the rear, central heating radiator and built-in storage.

## Bathroom

Fitted with a walk-in shower cubicle and electric shower, a wash hand basin, extractor fan, central heating radiator, and tiling to splash-prone areas.

## Outside

### Communal Front Garden

Neat lawned area with allocated parking space for



the property.

### Communal Rear Garden

Laid to lawn and backing onto mature trees, the rear garden also includes a storage shed, offering a peaceful and secluded outdoor space.









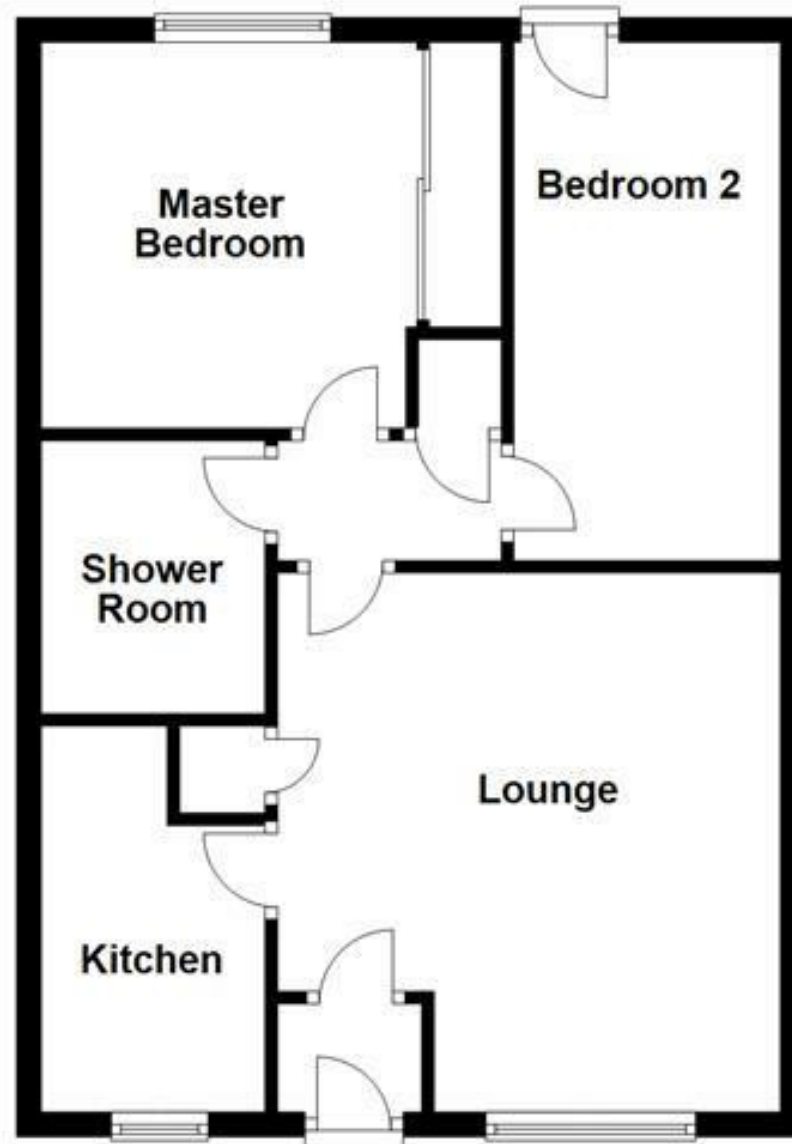






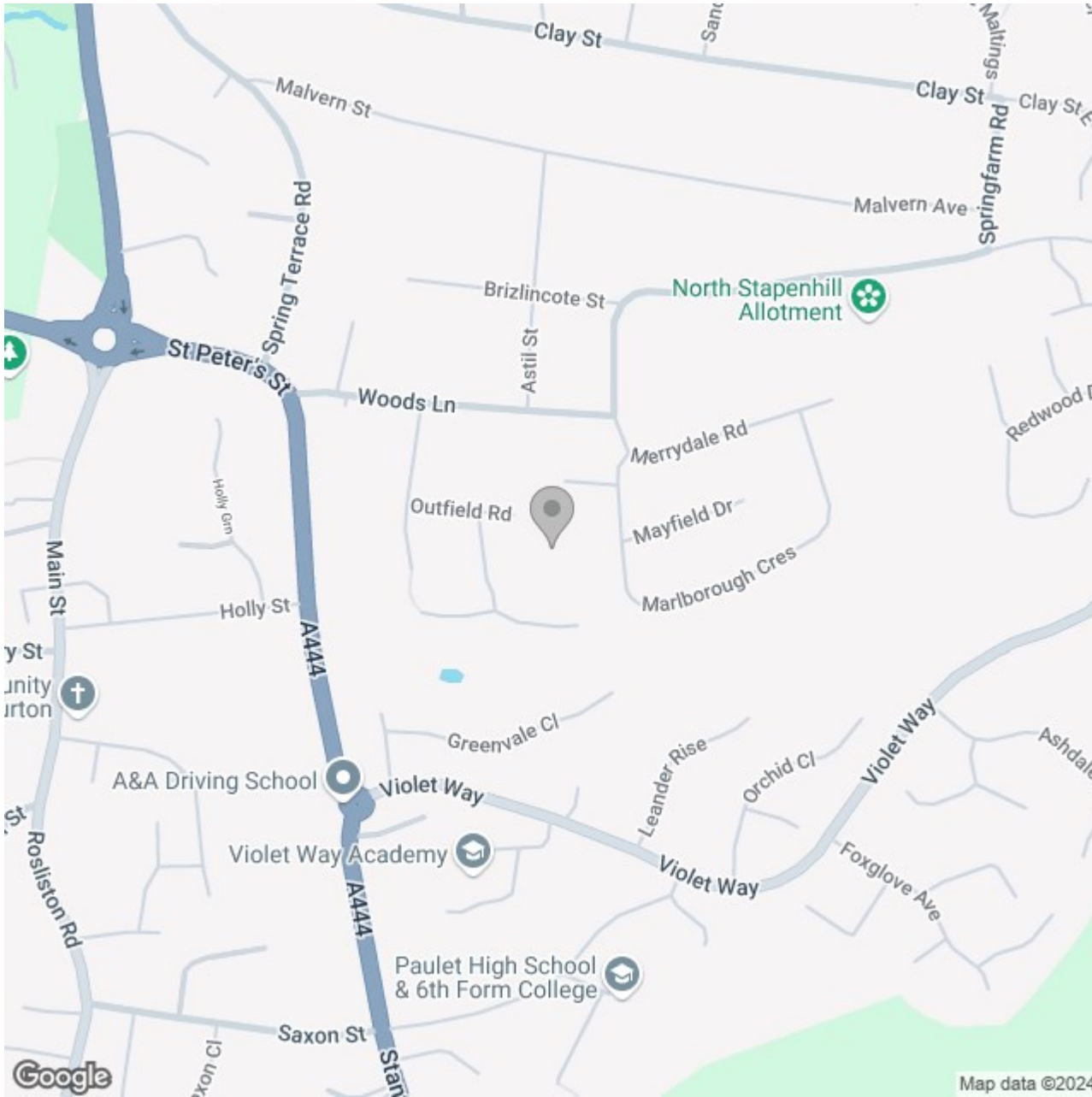


## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	