





A well-proportioned two-bedroom semi-detached bungalow situated in the popular village of Stretton. The property features a spacious living room, kitchen to the front elevation, two double bedrooms, a modern shower room, and a low-maintenance garden to the rear. The bungalow also benefits from a driveway providing off-street parking and a detached garage. Offered with no upward chain.



Accommodation

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Entry is gained via a side-facing uPVC door into the entrance hallway, which leads directly into the kitchen, living room, shower room, and both bedrooms.

The kitchen, positioned at the front of the property, offers a range of matching wall and base units with roll-edge laminate work surfaces, an electric hob with integrated oven beneath, sink and drainer beneath the front-facing window, and tiled splash backs. There is space for under-counter appliances.

The living room is accessed from the hallway and provides generous proportions with a large front-facing window allowing in plenty of natural light. A glazed internal door provides access back to the hallway.

There are two double bedrooms, both located at the rear of the property. One bedroom enjoys views over the rear garden via French doors, while the other overlooks the garden through a rear-facing window.

The shower room has been updated with modern tiling and comprises a large walk-in shower with glass screen, wash hand basin, low-level WC, and a frosted window for privacy. There are grab rails for convenience.

Outside



To the front of the property is a low-maintenance paved area with a driveway, offering off-street parking and leading to a detached single garage.

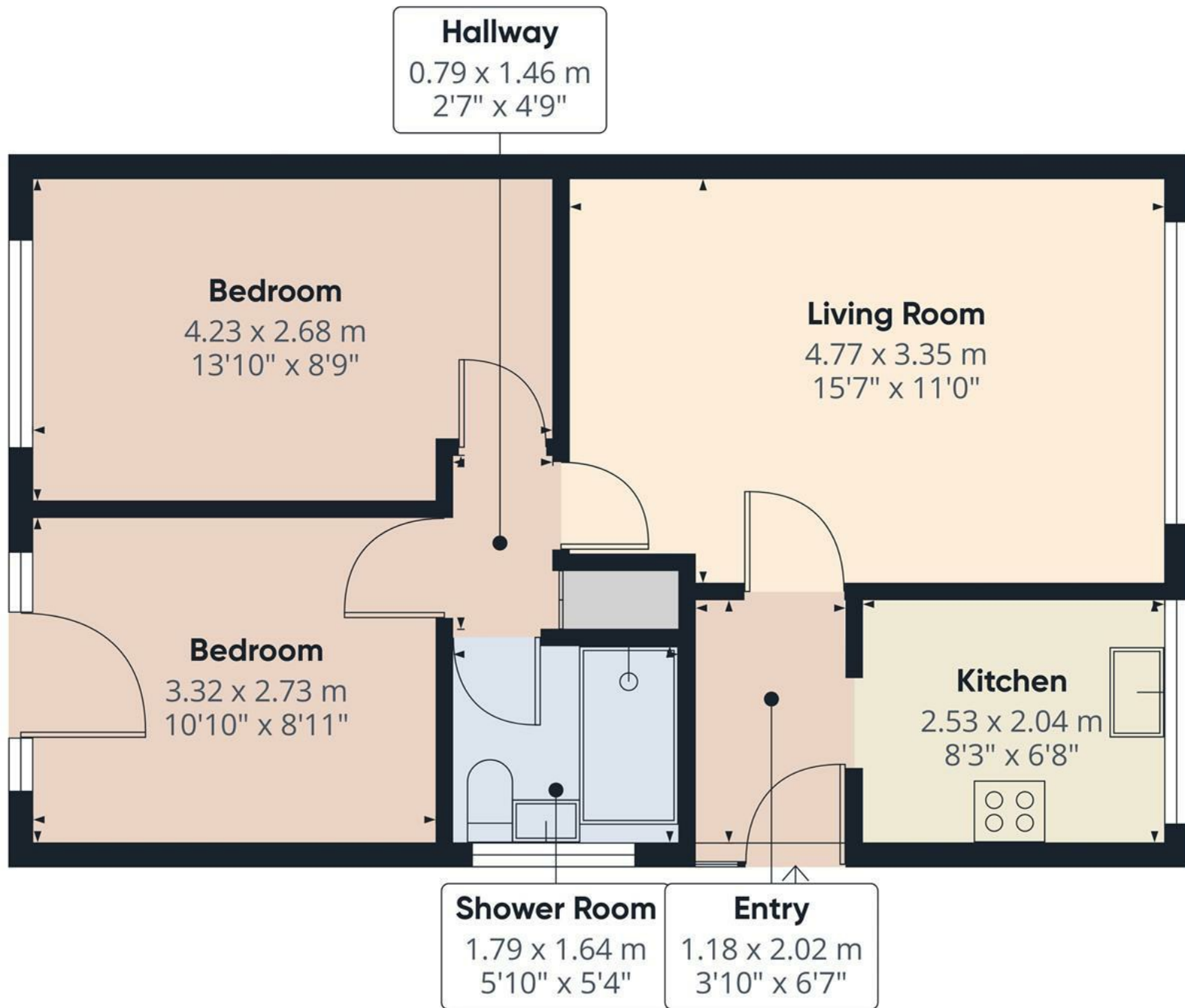
The rear garden features a patio area directly off the rear door, steps down to a lawn area, fenced boundaries, established planting, and a greenhouse. The garden enjoys a good degree of privacy and is ideal for outdoor seating and planting enthusiasts.





Location

Located in the well-regarded village of Stretton, this property is within easy reach of a wide range of local amenities including shops, pubs, and public transport links. Stretton offers convenient access to the A38, ideal for those commuting to Burton, Derby or Lichfield, and is well served by bus routes to nearby towns and the town centre.



Approximate total area⁽¹⁾

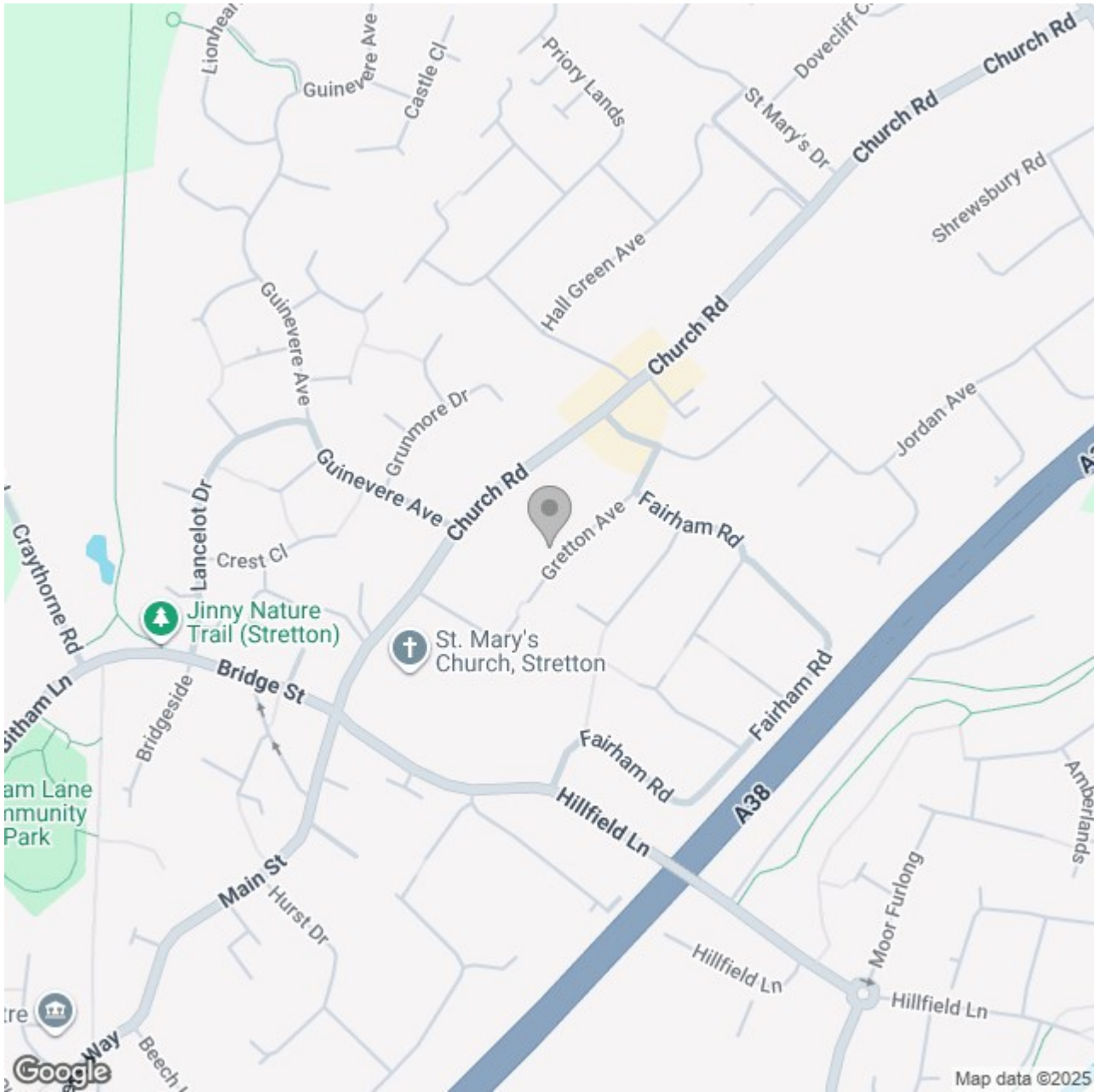
48.3 m²

519 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC