



Derwent Close, Burton-On-Trent



Property Description

Burchell Edwards are delighted to bring to market this two bedroom retirement property situated on a lovely quiet road, that is for sale exclusively to the over 55's and is available immediately, with no upward chain. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property greets you with residential car parking, a lovely, well maintained front lawn along with a slabbed pathway leading to the doorstep. Internally, the property offers a spacious living area and comprises of a downstairs living area and compromises of a downstairs living area consisting of: a lovely living room, a functioning kitchen and a downstairs W/C. On the first floor of the property you will find two great sized double bedrooms as well as the property's main shower room. Externally, the property offers a small but private communal rear garden providing the ultimate relaxation area. Viewing of this wonderful property is highly recommended.

Entrance Hallway

Storage cupboard and electric heater.

Guest W.C

Window to front elevation, W.C, wash hand basin and tiled flooring.

Lounge

Window and door to rear elevation, window to front elevation, carpet, electric fire and electric radiator.

Kitchen

Window to rear elevation, a range of wall and base units with work surface over incorporating a resin sink with drainer unit, integrated oven and hob, integrated fridge freezer, dishwasher and washing machine, tiled flooring.



Landing

Window to front elevation, loft access and carpet.

Bedroom One

Window to rear elevation, electric radiator, carpet and built in wardrobes.

Bedroom Two

Window to front elevation, electric radiator and carpet.

Bathroom

Walk in shower, W.C, wash hand basin, vinyl flooring and storage cupboard.

Loft Space

Partially boarded.

Front Garden

Lawned area, integrated storage cupboard and electric point.

Rear Garden

Patio area, lawned area and electric point.

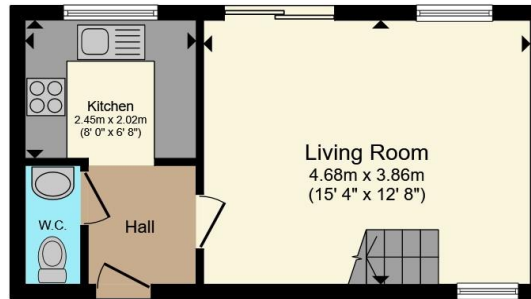
Parking

Allocated parking.

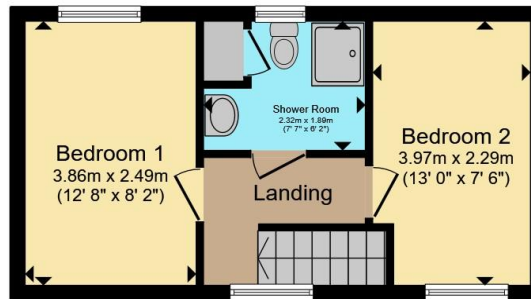








Ground Floor



First Floor

Total floor area 55.8 m² (601 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211380



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