



## 60 Hurst Drive

Stretton, Burton-On-Trent, DE13 0ED

£215,000



Well maintained Semi-Detached Bungalow in very popular central village location, benefiting from uPVC double glazing & Gas Central Heating. The accommodation comprises of: Hallway, Lounge, Conservatory, Kitchen, Two Bedrooms and Shower Room. Externally there is an easily maintained front garden, spacious driveway leading to a detached garage, the rear garden is fully enclosed and low maintenance. Easy access to village amenities & A38 for the commuter. EPC - D, Council Tax Band - C. NO UPWARD CHAIN, viewing is recommended



### Kitchen 8'5" x 7'8" (2.57 x 2.35)

The uPVC partially opaque double glazed door leads into the property from the driveway, with uPVC double glazed window to the rear, partially tiled walls and wood effect work tops. Stainless steel single basin sink with drainer and mixer tap over, space for free standing cooker with extractor over, space for automatic washing machine, under counter fridge and freezer. Fitted with a range of wall and base units, ceiling light point and electric power points.

### Lounge 17'7" x 11'6" (5.36 x 3.53)

The Lounge has a uPVC double glazed window and door leading into the Conservatory, central heating radiator, gas fire with decorative surround and mantle, TV aerial point, electric power points, and ceiling and wall light points

### Conservatory 10'11" x 7'8" (3.35 x 2.36)

With carpeted flooring, fitted blinds to the windows, wall light point, electric power points and uPVC opaque glazed door to the rear garden.

### Rear Hallway 9'1" x 3'5" (2.77 x 1.06)

Providing access to the property from the driveway to the side via uPVC decorative opaque glazed half panelled door, with doors off to the Shower Room, Bedrooms and Lounge. With Loft hatch (Loft housing the newly fitted Central Heating Combination Boiler), ceiling light point, Open Reach socket, electric power points.

### Bedroom 1 11'6" x 9'4" (3.52 x 2.86)

Central heating radiator, fitted wardrobes, uPVC double glazed window to the front, electric power points and ceiling light point.

### Bedroom 2 9'4" x 7'8" (2.85 x 2.36)

Central heating radiator, uPVC double glazed window to the front, electric power points and ceiling light point.

### Shower room

Fitted with a white bathroom suite comprising of wash hand basin, WC and shower cubicle with Mira Sprint electric shower unit, opaque uPVC double glazed window to the side, wall mounted mirrored cupboard, central heating radiator, dome ceiling light, extractor fan, tiled walls and wet wall in shower cubicle.

### External

#### To the Front / Side

A low maintenance garden with mature border and slabbed pathway with decorative metal gate leading to the driveway and down the side of the property to the detached Garage, with light and power. External lighting and water tap.

#### To the Rear

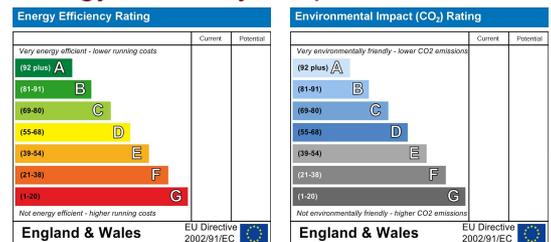
A decorative metal gate provides access to the rear garden, with fenced borders and a low maintenance attractive rear garden with mature borders to the rear and side, two sheds, one with light and power.



### Floor Plans



### Energy Efficiency Graph



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