

Berry Hedge Lane

Burton-on-Trent, DE15 0DP

John 
German







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£375,000

Situated on a secluded residential road in Winshill, this immaculate detached bungalow boasts an ample amount of living accommodation throughout and a rear garden which is kept to an incredibly high standard.

Upon entrance to the property, you will be greeted by the reception hallway which allows access to the rest of the living space in the property.

The largest room in the home is the spacious living room / diner to the rear of the property. With patio doors leading to the illustrious rear garden, this part of the home is perfect for entertaining guests and relaxing.

The kitchen is modern fitted throughout with a stylish range matching wall and base units, complementary worktops and space for appliances. It has an external door to the side of the property.

Two of the three bedrooms are double sized rooms, the third bedroom is currently used as a study but could easily be considered as a single bedroom.

The family bathroom is a real treat, contemporary finished with tiling to wet areas with both shower enclosure and bath, towel rail radiator and wash hand basin. To finish, this property also offers a separate w/c.

The mature rear garden is more than just an outdoor space; it's a sanctuary where nature and comfort harmoniously blend. Perfect for garden lovers and those seeking a peaceful outdoor retreat, this garden promises to be a highlight of the property. The garden provides ample space for various outdoor activities, whether it's a summer barbecue, a children's play area, or a tranquil spot for reading and relaxation. The rear garden is privately enclosed, mainly laid to lawn and bordered by carefully curated flower beds. To the front, this home benefits from a block paved driveway and a detached single garage for off road parking.

The property is conveniently located near major road networks, including the A38 and A50, providing easy access to nearby cities such as Derby, Nottingham, and Birmingham. The area boasts a variety of local amenities, including supermarkets, shops, restaurants, and cafes. The Burton Place Shopping Centre and Coopers Square Shopping Centre are just a short drive away, offering a wide range of retail options. Families will appreciate the proximity to well-regarded schools, both primary and secondary. Winhill Village Primary and Nursery School and Abbot Beyne School are both a short walk away.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

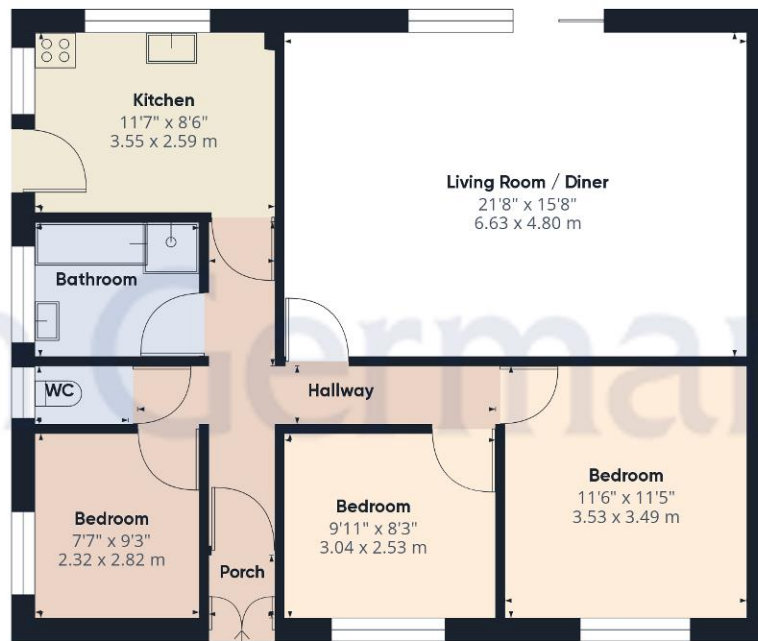
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11062024

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1080.79 ft²
100.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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