

Berry Gardens

Winhill, Burton-on-Trent, DE15 0EE

John
German





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Winshill, Burton-on-Trent, DE15 0EE

£315,000

Occupying a fabulous secluded location is this superb detached home perfect for a family offering plenty of space together with pleasant views, good sized drive and double garage. Sold with the advantage of no upward chain.

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Occupying a lovely secluded position in Old Winhill is this impressive home offering plenty of space complemented by a fantastic plot with plenty of parking and a double garage. It is available with the advantage of no upward chain, ideal for a family or those downsizing without compromising on space.

A stone porch with front door opens into the hall that in turn has a door into the spacious breakfast/dining kitchen equipped with a wide range of units with worktops over and a matching central island. There is plenty of space for a dining table, window to the side and spotlights to the ceiling. Leading off is a useful utility room having appliance space, fitted cupboards plus a door to the rear garden.

The highlight of the property is the superb living room featuring a lovely vaulted ceiling and a large glazed gable window framing views to front.

An inner hall has a large built-in storage cupboard and access to the four bedrooms, the master is a spacious double having a door to the rear garden, a good sized walk-in wardrobe and its own en suite shower room.

The three further well proportioned bedrooms share a well appointed family bathroom.

The rear gardens are predominantly laid to lawn with paved patio and path. Side gated access leads to the front which has a spacious drive leading to the double garage with twin up and over doors.

Note: The property is accessed off a shared private drive.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

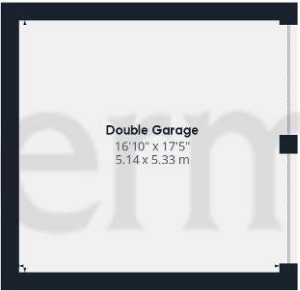
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10022025

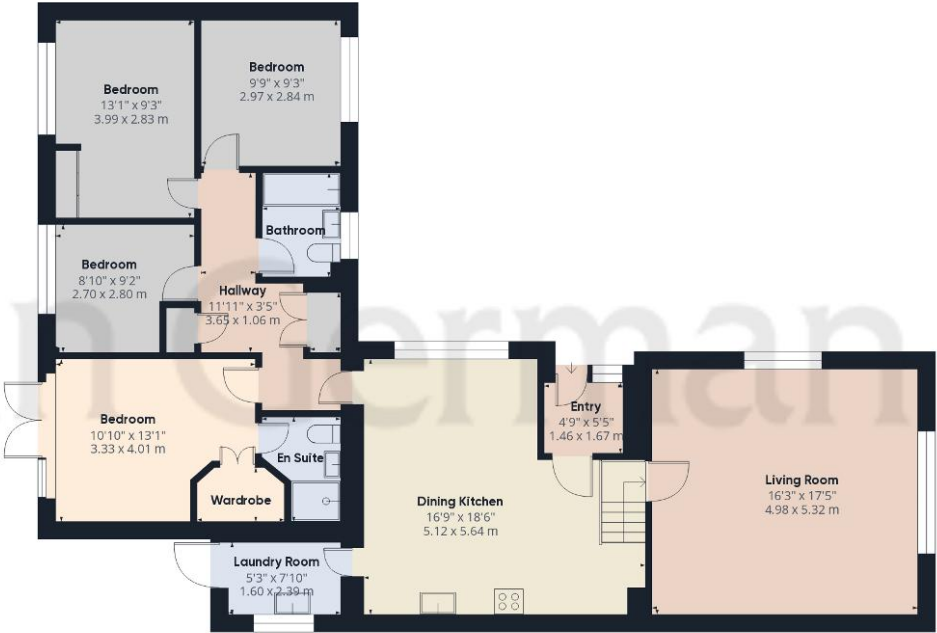
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Floor -1



Ground Floor

Approximate total area⁽¹⁾

1530.52 ft²
142.19 m²

Reduced headroom

7.66 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



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Burton upon Trent | Derby | East Leake | Lichfield
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