

Church Close

Winshill, Burton-on-Trent, DE15 0HP



Nestled in a quiet cul-de-sac neighbouring St. Mark's Church, this charming two-bedroom semi-detached bungalow offers practical single-level living with plenty of character.

£155,000



John German

To the front, a beautifully kept garden features a lawn with mature trees, shrubs, and a pebbled slip, all complemented by a long driveway providing off-road parking for up to three cars.

Entering via the kitchen, you'll find a modern and practical U-shaped layout with wall and base units, an induction hob with extractor fan, integrated oven, double sink, and handy fridge freezer. A sleek tiled splashback adds both style and easy maintenance.

The spacious living room is filled with natural light from its large front-facing window, offering open views across fields. A feature fireplace and real wood flooring create a warm and inviting atmosphere.

The hallway leads to the family bathroom, fitted with a shower over bath, wash basin, and WC. The master bedroom comfortably accommodates a double bed with room for additional furniture, while the second bedroom can serve as a single, guest room, study, or hobby space.

The property has been refreshed throughout with new carpets and fresh décor, making it move-in ready.

Outside, the low-maintenance rear garden offers excellent potential. Currently arranged with tiered raised borders for planting or home-grown produce, it also benefits from paved and concrete areas. Most impressively, the garden enjoys a private and tranquil outlook with beautiful views of St. Mark's Church.

Location
Situated in the popular residential area of Winshill, Burton-on-Trent, the bungalow is perfectly placed for convenience and community. Everyday essentials such as the local Co-op, bus routes, pub, and a selection of eateries are all within walking distance, making this an ideal setting for those seeking both comfort and practicality in a well-connected neighbourhood.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

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

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

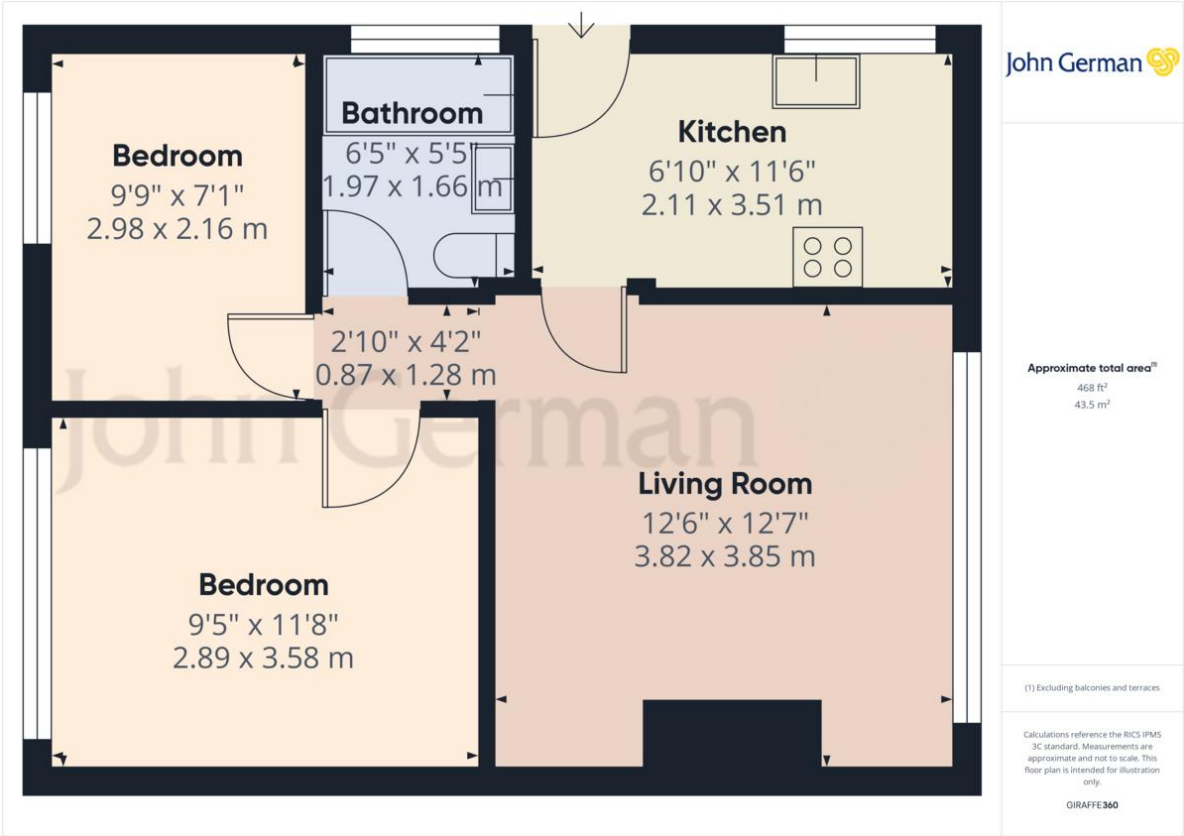
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA/10092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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