



Bearwood Hill Road, Winshill,  
Burton-on-Trent



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Guide price £315,000



## Key Features

- Imposing Detached Victorian Home
- Three Well Proportioned Bedrooms
- Well Regarded Residential Location
- Imposing Three Reception Rooms
- Fully Refurbished to a High Standard
- Enclosed Private Gardens
- EPC rating D
- Freehold





\*\*\* Fabulous Character Home With A Modern Twist \*\*\* Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed Victorian double fronted home which occupies a popular residential location. Having both gas fired central heating and Upvc double glazing the lovely home enjoys a southerly rear aspect and features well presented spacious internal accommodation which in brief comprises: - entrance hall, elegant front sitting room, separate dining room, fabulous kitchen opening out into the family room which has bi-fold doors opening out onto the rear garden, ground floor shower room and small utility/store, on the first floor a generous landing leads to three lovely sized bedrooms, the master bedroom having an en-suite shower room and there is also a family bathroom. Outside to the front the property is set behind a dwarf wall and there is a gravelled fore court providing parking. To the rear is a large expanse of flagged patio, shaped lawns, herbaceous borders, flower beds and a large lean-to outhouse. There are two further parking bays to the rear.

#### Accommodation In Detail

Entrance door with canopy over leading to:

#### Reception Hall

having part tiled floor, one central heating radiator and winding staircase to first floor with understairs store cupboard.

#### Large Cloak Room/Shower Room 0.00m x 0.00m (0'0" x 0'0")

having tiled floor, walk-in shower cubicle, wc, wash basin with tiled surrounds, window to side elevation, towel rail and built-in cupboard with sliding mirrored doors incorporating the central heating boiler.

#### Lounge 5.00m x 3.81m (16'5" x 12'6")

having period feature fireplace, two windows to front elevation and one central heating radiator.

#### Sitting Room/Bedroom Four 3.73m x 2.69m (12'2" x 8'10")

having two windows to front elevation and one central heating radiator.

#### Dining Kitchen 7.70m x 3.53m (25'4" x 11'7")

featuring

#### Kitchen Area

having a white Belfast style sink with stainless steel mixer taps set into worktop with tiled surrounds, ceramic hob with oven under and extractor canopy over, ample range of base cupboards and drawers, matching wall mounted units, integrated dishwasher and fridge, wood effect laminate flooring, recessed ceiling lights and archway leading through to:

#### Dining Area

having wood effect laminate flooring, one central heating radiator and bi-fold doors opening out to the rear garden.

#### On The First Floor

#### Landing

having window to side elevation.

#### Bedroom One 3.80m x 3.90m (12'6" x 12'10")

having two windows to front elevation and one central heating radiator.

#### En-Suite Shower Room 0.00m x 0.00m (0'0" x 0'0")

having twin sized shower cubicle, floating wash basin, wc and tiling to walls.

#### Bedroom Two 3.48m x 3.48m (11'5" x 11'5")

having window to side elevation and one central heating radiator.



### Bedroom Three 3.76m x 1.93m (12'4" x 6'4")

having one central heating radiator and window to front elevation.

### Bathroom

having three piece white suite comprising bath with shower attachment over, wc, wash basin, tiled surrounds, towel rail and window to side elevation.

### Outside

The property is approached from the road via a driveway with an enclosed gravelled (fore garden) area bounded by hedgerow and brick wall. The drive extends to the rear of the property where there are two parking spaces and pedestrian access to the rear garden. There is an extensive paved patio area, lawned area with borders a variety of established shrubs.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

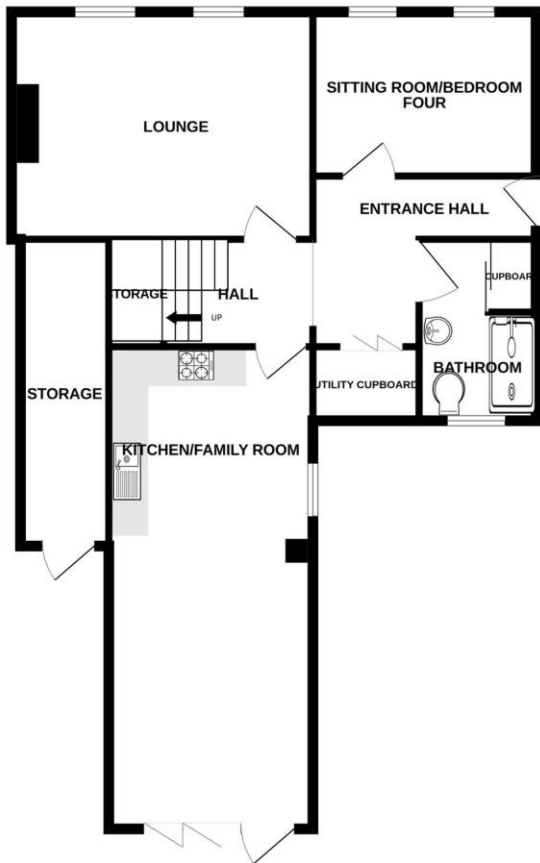
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.







171 BEARWOOD HILL ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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