



Hillsdale Road, Winhill,  
Burton-on-Trent



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Guide price £315,000



## Key Features

- Beautifully Presented Detached Bungalow
- Highly Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Extensive Off Road Parking & Garage
- Fabulous Open Plan Living Kitchen
- Three Bedrooms
- EPC rating C





Situated upon this ever popular development this gas centrally heated and Upvc double glazed detached bungalow is worthy of an internal inspection in order to appreciate the quality of accommodation on offer which in brief comprises:

- open canopied entrance, L-shaped entrance hall, large lounge opening through into a stunning beautifully fitted kitchen with quality integrated appliances, conservatory, three well proportioned bedrooms and a beautifully appointed bathroom. Outside is a sweeping block paved driveway, providing plenty of parking and leading to a detached brick built garage. The rear garden is well stocked and features plenty of seating and lawned areas.

### Accommodation In Detail

#### Open Canopied Entrance

having contemporary composite entrance door with obscure glazed light to side leading to:

#### L-Shaped Entrance Hall

having quality fitted teak effect laminate flooring, one central heating radiator, low intensity spotlights to ceiling, access to loft space and fitted smoke alarm.

#### Stunning Open Plan Living Kitchen 6.72m x 3.42m extending to 4.34m

featuring:

#### Reception Area 3.97m x 4.30m (13'0" x 14'1")

having quality fitted teak effect laminate flooring, one central heating radiator, cast iron log burner surmounted on a black marble hearth and sliding patio doors leading through to the Conservatory.

#### Kitchen Area 2.80m x 3.43m (9'2" x 11'4")

having a wonderful array of cream fronted base and eye level units with complementary shallow edged copper slate effect

working surfaces, integrated appliances including four ring gas hob with stainless steel extractor over, double oven, microwave, dishwasher and fridge/freezer, ceramic tiling to floor, stainless steel sink and draining unit with mixer tap over, Upvc double glazed window overlooking the rear garden, low intensity spotlights to ceiling and half obscure double glazed door to side.

#### Conservatory 1.93m x 2.81m (6'4" x 9'2")

having tri-polycarbonate panelled roof, Upvc double glazed lights, sliding double glazed patio doors and quality fitted teak effect laminate flooring.

#### Master Bedroom 3.63m x 3.41m (11'11" x 11'2")

having Upvc double glazed window to front elevation, one central heating radiator and fitted grey timber effect laminate flooring.

#### Bedroom Two 2.62m x 3.33m extending to 3.62m

having oak effect laminate flooring, one central heating radiator, Upvc double glazed window to side elevation and built-in wardrobes with sliding doors.

#### Bedroom Three 2.06m x 3.00m (6'10" x 9'10")

having Upvc double glazed window to front elevation, one central heating radiator and fitted laminate flooring.

#### Bathroom

having modern re-fitted white suite comprising panelled bath with folding screen and thermostatically controlled shower, vanity wash basin with cupboards under, low level wc with concealed cistern, obscure Upvc double glazed window to side elevation, ceramic slate effect flooring, low intensity spotlights to ceiling and heated chrome ladder towel radiator.

#### Outside

To the front of the property a sweeping block paved driveway provides extensive parking for 3-4 vehicles. The driveway leads to a detached brick built garage with up and over door, electric light, power and side courtesy door. The garden is of a good size, and well stocked and features various seating areas in Rivened Indian Sandstone, gravel areas, lawned areas and well stocked flower borders.



### 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

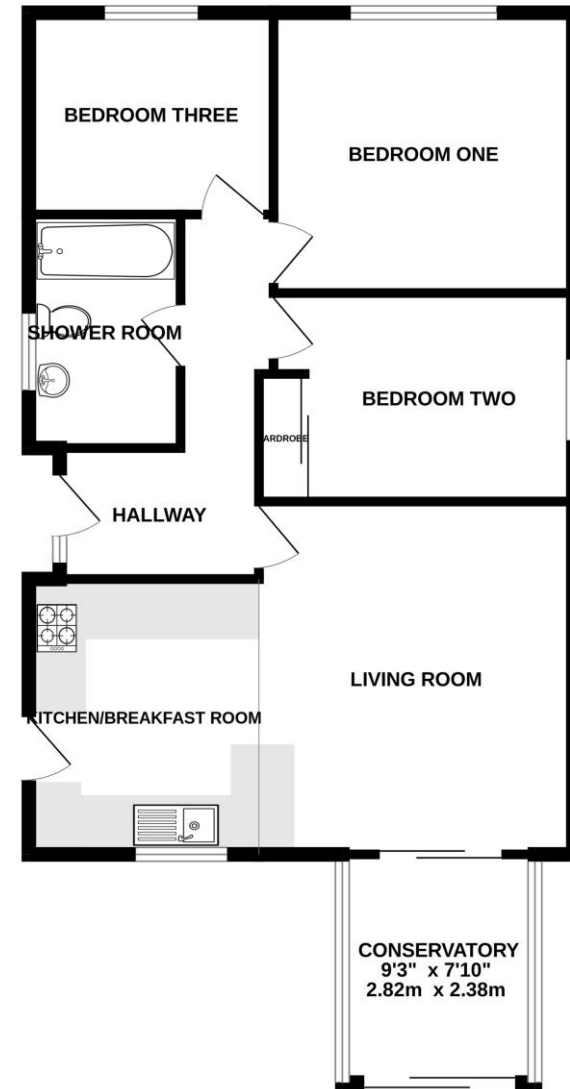
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.








GROUND FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

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