



Newfield Road, Winhill,  
Burton-on-Trent



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Guide price £190,000



## Key Features

- Ideal Starter Home
- Off Road Parking
- Spacious Kitchen / Breakfast Room
- Modern Bathroom
- Three Well Proportioned Bedrooms
- UPVC Double Glazed / GCH
- EPC rating D
- Freehold





\*\*\* Ideal Starter Home \*\*\*

Newton Fallowell are delighted to present to the market this well presented ideal starter home set in the heart of Winshill. Situated close to all local amenities and the town centre this home comprises of in brief:- entrance hall, reception room and living dining kitchen. First floor provides three well proportioned bedrooms and a modern bathroom. Outside to the front is a driveway providing ample off road parking. To the rear is a large patio with a lawned garden.

### Accommodation In Detail

#### Entrance Hall 1.40m x 2.40m (4'7" x 7'11")

having staircase rising to first floor, one central heating radiator and obscure Upvc double glazed window to front elevation.

#### Reception Room 3.30m x 4.70m (10'10" x 15'5")

having Upvc double glazed window to front elevation and one central heating radiator.

#### Dining Kitchen 3.00m x 4.30m (9'10" x 14'1")

having Upvc double glazed window to rear elevation, understairs storage cupboard, one central heating radiator, array of base and wall mounted units, integrated electric fan oven with four ring induction hob and extractor fan over, stainless steel sink and drainer, plumbing for washing machine and dishwasher, gas fired central heating boiler and space for fridge/freezer.

### On The First Floor

#### Landing 2.70m x 2.00m (8'11" x 6'7")

having airing cupboard and Upvc double glazed window to side elevation.

### Bathroom

having three piece suite comprising panelled bath with shower over, low level wc, pedestal wash basin, one central heating radiator and obscure Upvc double glazed window to rear elevation.

#### Bedroom One 3.80m x 2.50m (12'6" x 8'2")

having Upvc double glazed window to front elevation and one central heating radiator.

#### Bedroom Two 2.50m x 3.50m (8'2" x 11'6")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Bedroom Three 3.00m x 1.80m (9'10" x 5'11")

having Upvc double glazed window to front elevation and one central heating radiator.

### Outside

To the front of the property is a driveway providing ample off road parking. A shared passage leads to the rear garden which is privately enclosed and featuring patio seating area, lawned garden and a storage unit.

### 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.

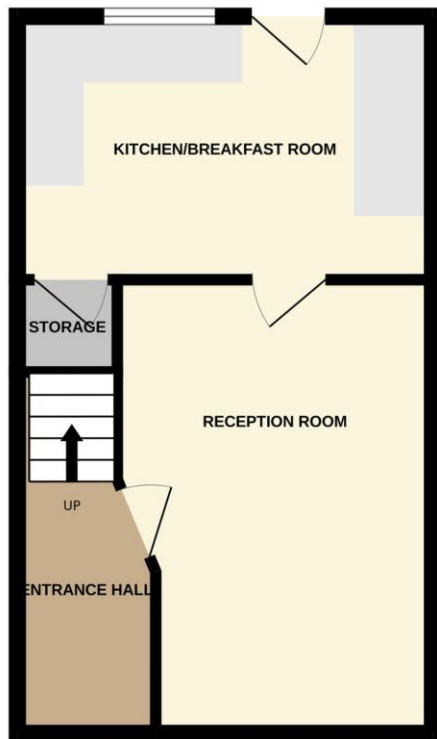
### Tenure

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.

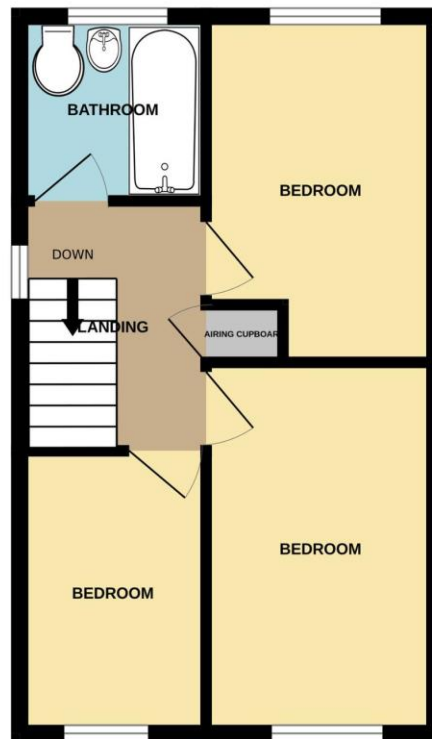
### Note

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



1ST FLOOR



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)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
49 R>A&K S>NK