



Mill Hill Lane, Winshill, Burton-on-Trent



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Guide price £600,000



## Key Features

- Stunning Architect Designed Home
- Highly Regarded Residential Location
- Constructed in 2000 to a 'One Off' Design Specification
- Large Family Living Accommodation
- Four Bedrooms
- Two Reception Rooms
- EPC rating C
- Freehold





Situated in this delightful position this impressive architect designed house was constructed in 2000 and built by the current owners, and was designed to a 'One Off' specification. The home is of substantial proportions and only by a detailed internal inspection can the overall charm of this home be fully appreciated and in brief comprises: - impressive entrance hall with stores and guest cloak room off, bay windowed main reception room with double doors opening through to the rear reception room, fabulous breakfast kitchen with utility off and on the first floor a landing leads to four well proportioned bedrooms, en-suite to master bedroom, extensive storage and family bathroom. Outside to the front is a sweeping driveway which provides parking for numerous vehicles and leads to an attached double garage. To the rear is a very pleasant, private enclosed garden which is designed for ease of maintenance.

#### Accommodation In Detail

Upvc entrance door with obscure double glazed fanlight over leading to:

#### Impressive Entrance Hall 6.74m x 1.89m extending to 3.33m

having staircase rising to first floor, ornate plaster moulded coving to ceiling, thermostatic control for central heating, two central heating radiators, fitted smoke alarm, useful understairs storage cupboard and further full height storage cupboard with shelving.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, one central heating radiator and fitted extractor vent.

#### Large Reception Room 4.5m x 5.82m extending to 6.53m into bay

having Upvc double glazed walk-in bay window to front elevation, ornate plaster moulded coving to ceiling, two centre ceiling roses, fitted wall light points, ornate feature fireplace with marble backplate and hearth together with inset Living Flame gas fire, two double central heating radiators and bevelled multi panelled glazed doors opening through into:

#### Dining Room 4.20m x 4.50m (13'10" x 14'10")

having one double central heating radiator, ornate plaster moulded coving to ceiling, centre ceiling rose and Upvc double glazed French doors with double glazed lights to either side leading out to the rear garden.

#### Large Breakfast Kitchen 3.85m x 5.38m (12'7" x 17'8")

having a good range of base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit with Bristan mixer tap over, Upvc double glazed windows to rear and side elevations, low intensity spotlights to ceiling, Terracotta effect tiling to floor, two central heating radiators and central island.

#### Utility Room 2.76m x 1.68m (9'1" x 5'6")

having base and wall mounted units with rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine, fitted Ideal Classic gas fired central heating boiler, one central heating radiator, Terracotta effect tiling to floor, fitted extractor vent, low intensity spotlights to ceiling and half obscure double glazed door opening to side elevation.

#### On The First Floor

#### Impressive Landing 5.03m x 2.12m extending to 4.65m

having Upvc double glazed window to front elevation, double glazed Velux rooflight, one central heating radiator, two fitted smoke alarms and large full height store with shelving and hanging space.

#### Master Bedroom 4.72m c 3.02m extending to 3.33m

having large Upvc double glazed picture window to front elevation, one central heating radiator and range of fitted spotlights.



### En-Suite Shower Room 2.35m x 1.60m (7'8" x 5'2")

having quadrant shower enclosure with fitted electric shower, low level wc, pedestal wash basin, fitted shaver point, obscure Upvc double glazed window to side elevation, fitted extractor vent and heated ladder towel radiator.

### Bedroom Two 3.67m x 3.86m (12'0" x 12'8")

having Upvc double glazed window to side elevation, one central heating radiator and fitted spotlight.

### Bedroom Three 4.48m x 2.28m extending to 2.82m

having Upvc double glazed window to side elevation, range of fitted spotlights and one central heating radiator.

### Inner Hallway 0.00m x 0.00m (0'0" x 0'0")

having one central heating radiator, cupboard housing pressurised hot water cylinder and two further useful storage cupboards both having hanging space.

### Bedroom Four 2.90m x 3.28m (9'6" x 10'10")

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

### Family Bathroom

having suite comprising panelled bath with Victoriana style mixer tap and shower attachment, pedestal wash basin, low level wc, obscure Upvc double glazed window to side elevation, fitted extractor vent and one central heating radiator.

### Outside

The property is set back well from the road behind a deep fore garden having a brick wall frontage, stone capped pillars and wrought iron gates. A sweeping tarmac driveway provides parking for approximately 5/6 vehicles, there are lawned and shrubbed borders also to the front. The frontage is well screened by beech hedgerow and timber fencing. To the rear is a lovely enclosed private garden with gravel and seating areas, and at the far extent of the garden is a circular patio and seating area.



## 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

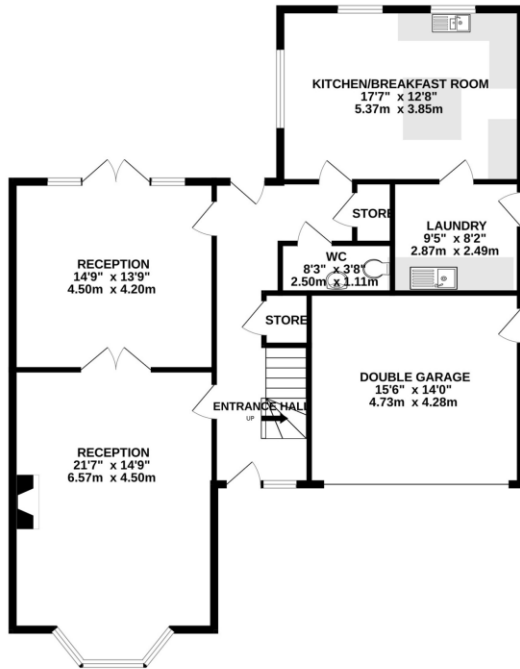
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

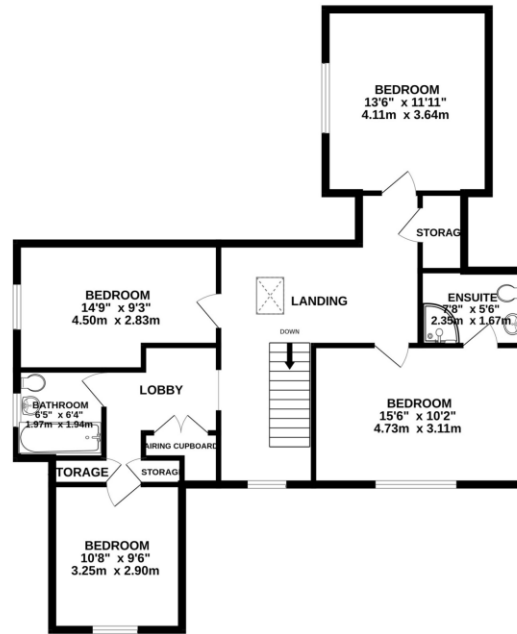
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



**GROUND FLOOR**  
1216 sq.ft. (113.0 sq.m.) approx.



**1ST FLOOR**  
935 sq.ft. (86.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2151 sq.ft. (199.8 sq.m.) approx.**

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
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
		WWW.EPC4U.COM

