



Hillcrest Avenue, Winshill,
Burton-on-Trent



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Guide price £310,000



Key Features

- Spacious Detached Bungalow Residence
- Highly Regarded Residential Location
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- Driveway Leading To Large Detached Garage
- Enclosed Private Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented extended detached bungalow located in this highly regarded location. With both gas fired central heating and Upvc double glazing the home comprises in brief: - open porch, entrance hall, extended lounge/diner with bedroom three/study off, fitted kitchen, two further bedrooms and a re-fitted shower room. Outside there is a mainly lawned fore garden, an adjacent driveway leads to detached brick built garage and to the rear is a pleasant private garden.

Accommodation In Detail

Open Canopied Entrance

having quarry tiling to floor and Upvc half obscure double glazed entrance door leading to:

Entrance Hall

having fitted laminate flooring, one central heating radiator, fitted smoke alarm, thermostatic control for central heating and storage cupboard housing fitted Worcester condensing combi gas fired central heating boiler.

Lounge 3.65m x 4.8m (12'0" x 15'8")

having one double central heating radiator, coving to ceiling, Upvc double glazed window to side elevation, fireplace with marble hearth and opening through to:

Dining Area 2.1m x 2.7m (6'11" x 8'11")

having one double central heating radiator, Upvc double glazed window to side elevation and sliding Upvc double glazed patio doors leading out to rear patio.

Study/Bedroom Three 2.8m x 2.1m (9'2" x 6'11")

having range of built-in storage/wardrobes, Upvc double glazed windows to side and rear elevations, one central heating radiator and coving to ceiling.

Kitchen 2.94m x 2.38m (9'7" x 7'10")

having Upvc double glazed window to front elevation, obscure double glazed door and adjacent light to side, range of modern oak effect base and wall mounted units, four ring electric hob with oven under and extractor over and stainless steel sink and draining unit.

Bedroom One 3.64m x 3.05m (11'11" x 10'0")

having a range of wardrobes with sliding doors, access to loft space via retractable ladder, Upvc double glazed window to rear elevation, coving to ceiling and one central heating radiator.

Bedroom Two 2.56m x 2.93m (8'5" x 9'7")

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

Shower Room

having quadrant shower enclosure with fitted electric shower, pedestal wash basin, low level wc, fitted shaver point, full tiling complement to walls and floor and obscure Upvc double glazed window to front elevation.

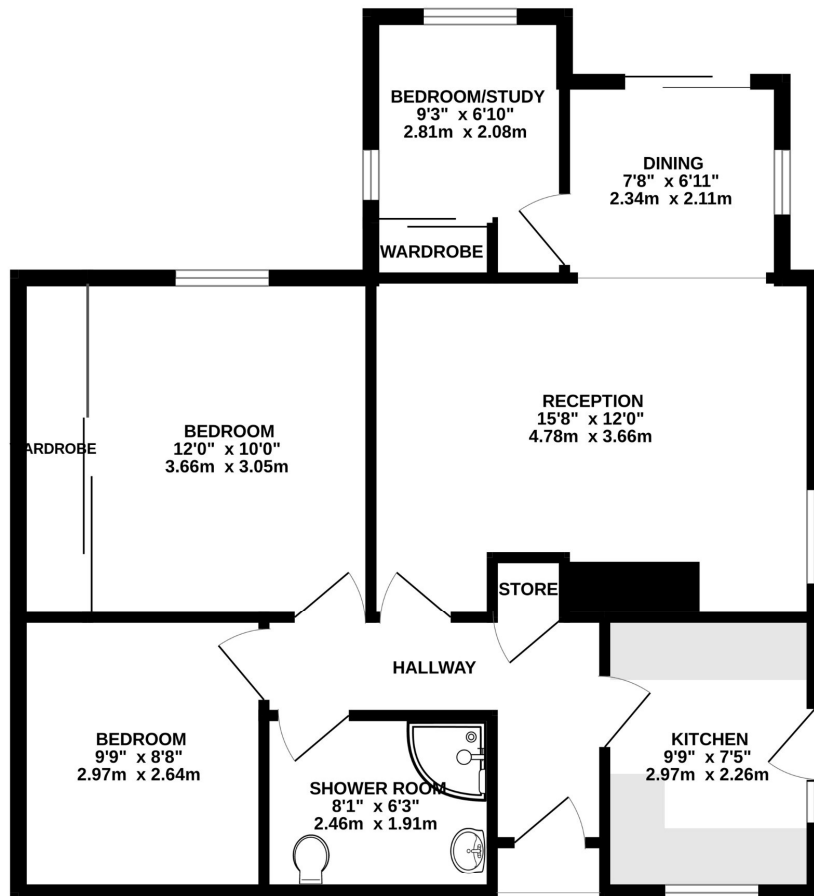
Outside

To the front of the home is a mainly lawned fore garden with an adjacent tarmac driveway providing access to a detached brick built garage with electric roller shutter door. To the rear is a mainly lawned private garden with a patio seating area at the far extent of the garden.

Garage 6.92m x 3.07m (22'8" x 10'1")

having electric roller shutter door, windows to side and rear, electric light, power and side courtesy door.

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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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.

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