



Hillsdale Road, Winhill,  
Burton-on-Trent



3



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£250,000



## Key Features

- Detached Bungalow
- Three Bedrooms
- In Need Of Up-Grading & Improvement
- Double Glazing & Gas Central Heating
- Fabulous Corner Plot Position
- Immediate Vacant Possession
- EPC rating D
- Freehold







Newton Fallowell are pleased to be able to offer for sale this substantial detached bungalow residence occupying a lovely corner plot position upon this very popular development, Whilst in need of upgrading and refurbishment the home offers great potential and an internal inspection is strongly recommended. In brief the accommodation comprises: - entrance hall, large reception room with garden room off, kitchen, three well proportioned bedrooms and bathroom. To the front of the property is a block paved driveway and to the rear is a good sized garden.

#### Accommodation In Detail

half obscure glazed entrance door with double glazed light to side leading to:

#### L-Shaped Entrance Hall

having one central heating radiator, coving to ceiling, fitted smoke alarm, access to loft space and full height storage cupboard housing Worcester condensing combi gas fired central heating boiler.

#### Reception Room 3.87m x 4.33m (12'8" x 14'2")

having feature stone fireplace with slate hearth and inset living flame gas fire, obscure double glazed window to side elevation, one central heating radiator, coving to ceiling and sliding double glazed patio doors leading to:

#### Garden Room 4.03m x 2.27m (13'2" x 7'5")

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

#### Kitchen

having a range of oak fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, one central heating radiator, double glazed door to side elevation, range of fitted appliances and double glazed window to rear elevation.

#### Bedroom One 3.4m x 3.02m (11'2" x 9'11")

having double glazed window to front elevation, coving to ceiling, one central heating radiator and range of three double built-in wardrobes.

#### Bedroom Two 3.03m x 2.96m (9'11" x 9'8")

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

#### Bedroom Three 3.63m x 2.63m (11'11" x 8'7")

having built-in double wardrobes with sliding doors, one central heating radiator, double glazed window to side elevation and coving to ceiling.

#### Bathroom

having three piece white suite comprising panelled jet spa bath with shower attachment over, pedestal wash basin, low level wc, full tiling complement to walls, obscure double glazed window to side elevation and heated ladder towel radiator.

#### Outside

The property enjoys a large corner plot with a block paved driveway providing extensive parking and leading to a good sized detached garage. There is a hard landscaped and partly planted fore garden with extensive mature shrubs and trees to the side. To the rear is a good sized private garden featuring patio, shaped lawns, mature shrubs and trees. A large brick built garage is erected and also a shed.

#### 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

# GROUND FLOOR





