



Edmonton Place, Winshill,
Burton-on-Trent



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£190,000



Key Features

- Beautifully Presented Family Home
- Popular Residential Location
- Fabulous Landscaped Garden
- Upvc Double Glazing & Gas Fired Central Heating
- No Upward Chain
- Viewing A Must To Fully Appreciate
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented three bedroomed family home which occupies a popular and convenient position and offers lovely views to the front. The home is of good spacious proportions and must be viewed in order to appreciate the high level of presentation throughout. In brief the accommodation comprises: - open canopied entrance, entrance hall, good sized sitting room and a fabulous open plan dining kitchen with rear lean-to off. On the first floor a landing leads to three well proportioned bedrooms and family bathroom. Outside to the front is a fore garden with planting and a seating area and to the rear is a tiered garden which is beautifully landscaped and features three brick built stores.

Accommodation In Detail

Open Canopied Entrance

having Upvc half obscure double glazed and leaded entrance door with obscure double glazed light to side leading to:

Entrance Hall 3.36m x 2.01m (11'0" x 6'7")

having staircase rising to first floor, quality fitted laminate flooring, one charcoal central heating radiator and useful understairs storage cupboard.

Sitting Room 4.3m x 3.42m (14'1" x 11'2")

having feature fireplace, Upvc double glazed bow window to front elevation and one double central heating radiator.

Stunning Open Plan Living Dining Kitchen 6.38m x 3.32m (20'11" x 10'11")

having an extensive array of white fronted base and eye level units with complementary black granite effect working surfaces, stainless steel sink and draining unit, two Upvc double glazed windows to rear elevation, electric cooker point, plumbing for washing machine, one double charcoal central heating radiator and Upvc double glazed door leading to the rear open lean-to.

On The First Floor

Landing

having vertical charcoal central heating radiator with integrated mirror, access to loft space and fitted smoke alarm.

Master Bedroom 3.61m x 4.2m (11'10" x 13'10")

having cupboard housing Ideal condensing combi gas fired central heating boiler, charcoal central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.43m x 2.92m (11'4" x 9'7")

having Upvc double glazed window to front elevation, one central heating radiator and built-in wardrobe/store.

Bedroom Three 2.9m x 2.92m (9'6" x 9'7")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs store.

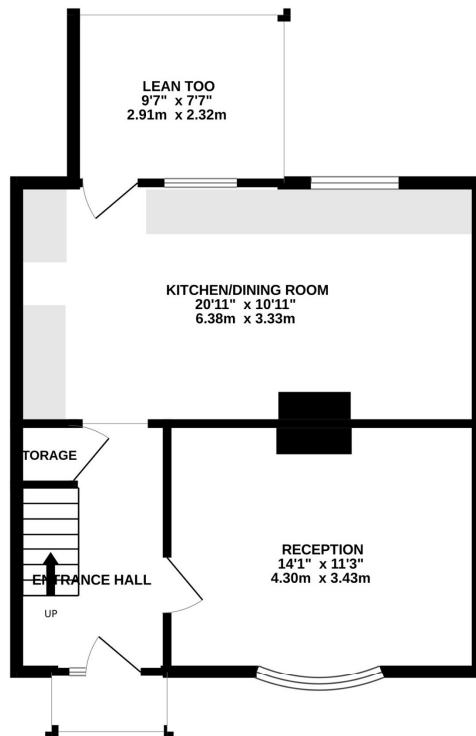
Bathroom

having three piece suite comprising low level wc, pedestal wash basin, panelled bath with fitted electric shower over, heated chrome ladder towel radiator, half tiling complement to one wall and full tiling to further walls and obscure Upvc double glazed window to rear elevation.

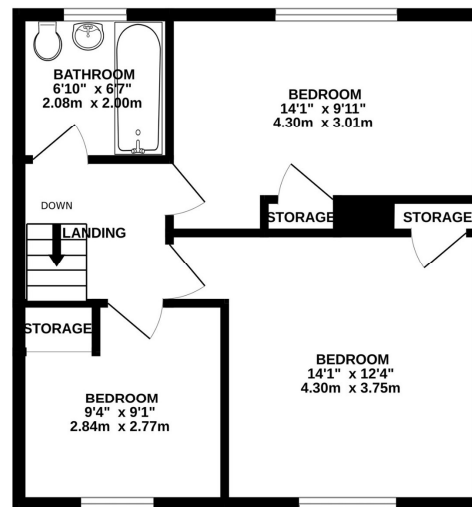
Outside

To the front of the property is a landscaped fore garden with extensive planting and paving areas. To the rear is a covered structure creating a lovely seating area, beyond which lies a garden which has been landscaped to give great privacy and seclusion. At the top of the garden is a beautiful seating area with various mature trees, shrubs and raised borders. There are three good sized brick built outhouses, featuring an outside wc and coalhouse.

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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