



Winchester Drive, Burton-on-Trent



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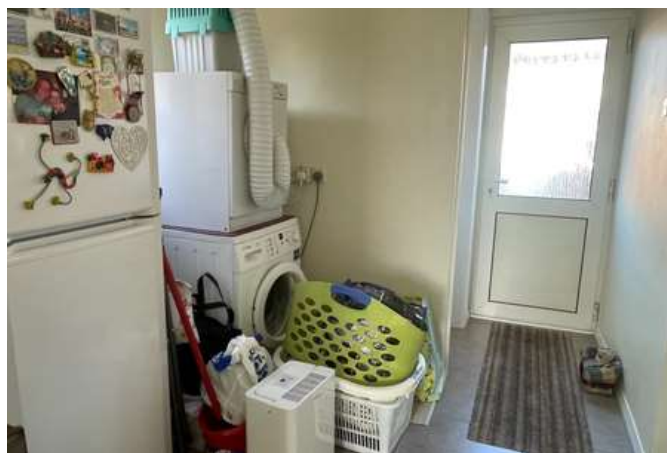
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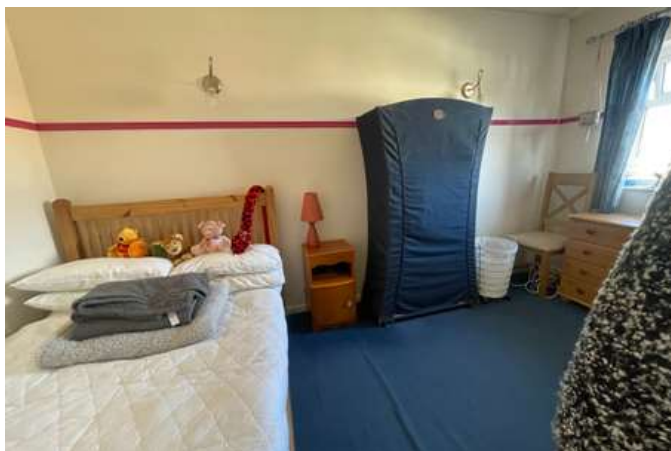
£200,000



Key Features

- Good Sized Family Home
- Generous Corner Plot
- Ample Parking & Garage
- Four Good Sized Bedrooms & Possible Ground Floor Fifth Bedroom
- Good Sized Open Plan Dining Kitchen
- EPC rating D
- Freehold





A substantial family home just over 1 mile from the centre of Burton and benefitting from a large corner plot with parking for three/four vehicles and garage. internally the property has been extended to provide generous accommodation with a very pleasant open plan dining kitchen, lounge, large utility room, guest cloak room and fifth bedroom/office. On the first floor a landing leads to four good sized bedrooms and bathroom.

Accommodation In Detail

Entrance door leading to:

Reception Hall

having window to front elevation, recessed shelving and staircase rising to first floor.

Lounge 3.8m x 4.15m (12'6" x 13'7")

having full width window to front elevation, one central heating radiator, wall light points, facing brick chimney breast with quarry hearth and housing a gas fire and part glazed door leading to:

Dining Kitchen 4.81m x 2.42m (15'10" x 7'11")

having sliding patio doors and window to rear elevation, twin bowled stainless steel sink set into wood effect work top with tiled surrounds, high gloss fronted base cupboards with drawers, integrated dishwasher, gas hob with extractor canopy over, built-in eye level oven, matching wall mounted cupboards, tiling to floor and one central heating radiator.

Utility Room 3.33m x 2.29m (10'11" x 7'6")

having window to side elevation, half glazed door to rear, tiling to floor, storage heater and wall mounted central heating boiler.

Guest Cloak Room

having wc and window to rear elevation.

Office/Bedroom Five 3.6m x 2.28m (11'10" x 7'6")

having storage heater and window to front elevation.

On The First Floor

Landing

leading to:

Bedroom One 4.13m x 2.2m (13'6" x 7'2")

having one central heating radiator, wall light points and window to rear elevation.

Bedroom Two 2.95m x 2.93m (9'8" x 9'7")

having one central heating radiator and window to rear elevation.

Bedroom Three 4.09m x 2.96m (13'5" x 9'8")

having window to front elevation, one central heating radiator and built-in airing cupboard housing hot water tank.

Bedroom Four

(divided into two parts) having two windows to front elevation and one central heating radiator.

Bathroom

having corner shower cubicle, wash basin set into vanity unit, wc with concealed cistern, tiling to walls and floor and window to rear elevation.

Outside

To the front of the property there is a walled fore garden with a gravelled driveway, the garden is laid to lawn and extends to the side of the property where there is a mature shrub. To the rear is a separate driveway providing further car-standing space and gives access to the garage. Double gates open onto a block paved hard standing area/rear yard. There is an ornamental wall dividing the rear yard from the garden area which features a patio area, and a further ornamental wall with gate opens to the rear garden which is predominantly laid to lawn.



Garage

having doors to front and personal door to side.

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.

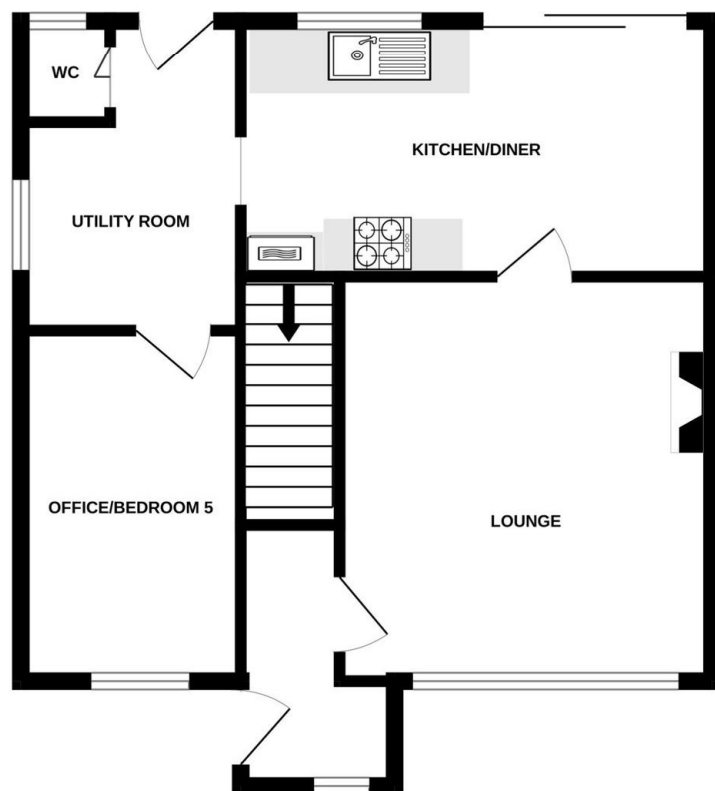
Note

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.

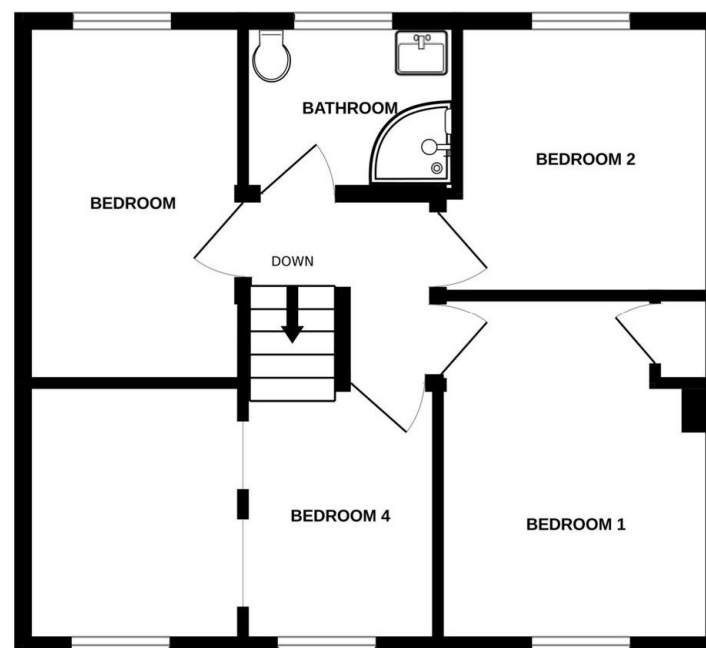




GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

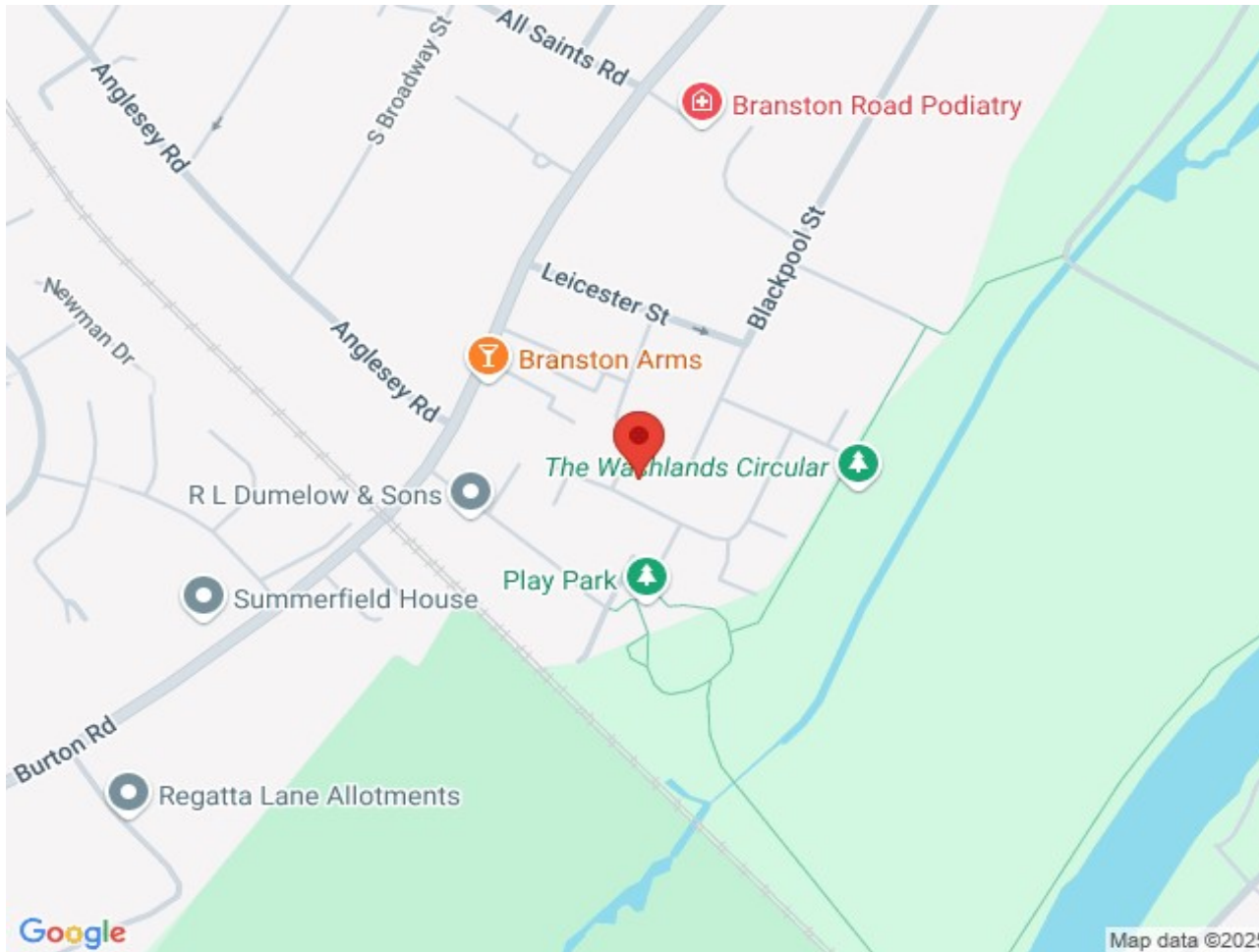


1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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		80
(55-68) D	62	
(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	