



Bearwood Hill Road, Winshill,
Burton-on-Trent



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£375,000

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Key Features

- Impressive Victorian Detached Home
- Beautifully Restored Throughout
- Wealth Of Wonderful Period Features
- Extensive Off Road Parking
- Extensive Engineered Oak Flooring
- Beautiful Minton Tiled Entrance Floor
- EPC rating D
- Freehold





With magnificent features throughout this home has been beautifully up-graded and restored by the current owners with painstaking attention to detail and quality. Approached via an impressive Minton tiled entrance hall the property is flanked to either side by two large reception rooms, there is a guest cloak room and a stunning open plan living dining kitchen. On the first floor are three lovely double bedrooms, the master bedroom having en-suite shower and there is a family bathroom. Outside the property has a large block paved parking area, there is a courtyard garden and further ground to the side of the property. The property has lovely period features throughout and also benefits from a cellar which can be used as a variety of different purposes including gym, store or possible office.

Accommodation In Detail

Storm Porch

having traditional Minton flooring and traditional wooden front door with stain glass window above leading to:

Entrance Hall

having an abundance of traditional features including skirtings, architraves, dado rail, coving and cornices, feature staircase rising to first floor with carpet runner, traditional cast iron radiator, built-in storage cupboard with power and lighting, doorway lading to understairs and cellar, Minton effect flooring tiles and stained glass Upvc triple glazed window to rear elevation.

Lounge

having traditional cast iron fireplace with wooden surround, solid oak flooring, cast iron central heating radiator, feature full height bay window to front elevation with Upvc double glazed sash windows and built-in shutters and Upvc triple glazed stain glass window.

Dining Room 4.26m x 5.12m (14'0" x 16'10")



having traditional cast iron fireplace with wooden surround, solid oak flooring, cast iron central heating radiator, feature full height bay window to front elevation with Upvc double glazed sash windows and built-in shutters

Guest Cloak Room 1.8m x 2.09m (5'11" x 6'11")

having Victorian high level traditional toilet, Burlington hand basin with chrome mixer tap, built-in storage cupboard, wood panelling to walls, cast iron central heating radiator and frosted Upvc double glazed window to rear elevation.

Dining Kitchen

featuring:

Kitchen Area 3.58m x 3.55m (11'8" x 11'7")

having a recently fitted bespoke kitchen with low level storage cupboards all with soft close door and drawers, solid oak worktop, ceramic sink and drainer with chrome mixer tap, space for built-in washing machine and tumble dryer, space for American style fridge/freezer, rangemaster style five ring cooker with extractor over, tiling to floor, cast iron central heating radiator, Upvc double glazed sash window to side elevation and Upvc triple glazed stained glass window to side elevation. Steps rise up to:

Dining Area 3.41m x 2.44m (11'2" x 8'0")

having breakfast bar, tiling to floor, cast iron central heating radiator, large Velux window, vaulted ceiling and Upvc double glazed door to side elevation.

Cellar/Gym 4.22m x 4.15m (13'10" x 13'7")

having lighting, power, cast iron central heating radiator, Baxi combination gas fired boiler, media points for tv and entertainment system, gas meter, brick built shelving, flagstone flooring and frosted Upvc double glazed window to side elevation.

On The First Floor

Galleried Landing

having access to loft space (lost space is fully boarded and insulated and roof lights), cast iron central heating radiator and Upvc double glazed window to rear elevation.



Master Bedroom 4.24m x 4.26m (13'11" x 14'0")

having wood effect laminate flooring, feature cast iron central heating radiator, Upvc double glazed sash window to front elevation and Upvc triple glazed stained glass window to front.

En-Suite 1.21m x 3.1m (4'0" x 10'2")

having traditional style toilet, space saving wash basin with chrome taps, shower cubicle with chrome waterfall shower, metro tiling to shower cubicle, half height panelling to walls, feature radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 4.3m x 4.28m (14'1" x 14'0")

having cast iron traditional fireplace, built-in airing cupboard housing central heating radiator, wood effect laminate flooring, feature cast iron central heating radiator, Upvc double glazed sash window to front elevation and Upvc triple glazed stained glass window to side elevation.

Bedroom Three 3.59m x 3.56m (11'10" x 11'8")

having wood effect laminate flooring, feature cast iron central heating radiator and Upvc double glazed sash window to side elevation.

Family Bathroom 1.8m x 2.09m (5'11" x 6'11")

having Victorian high level traditional toilet, pedestal wash basin with chrome mixer tap, half sized bath with glass shower screen and chrome mixer shower over, metro tiling to wall around bath, half height wood panelling to walls, tiled flooring, two heated towel radiators, extractor fan and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property is a courtyard style garden with half height brick wall and a paved path leads to the front door. To the side is a large block paved driveway providing parking for three vehicles, recently installed retaining wall and security gate to rear. The rear courtyard is block paved and has space for seating, there is a feature retaining wall, number of outside storage areas and sheds. Leading off the driveway are steps leading to the tiered garden area. The property has its own wooded area and steps lead up providing great views.



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.

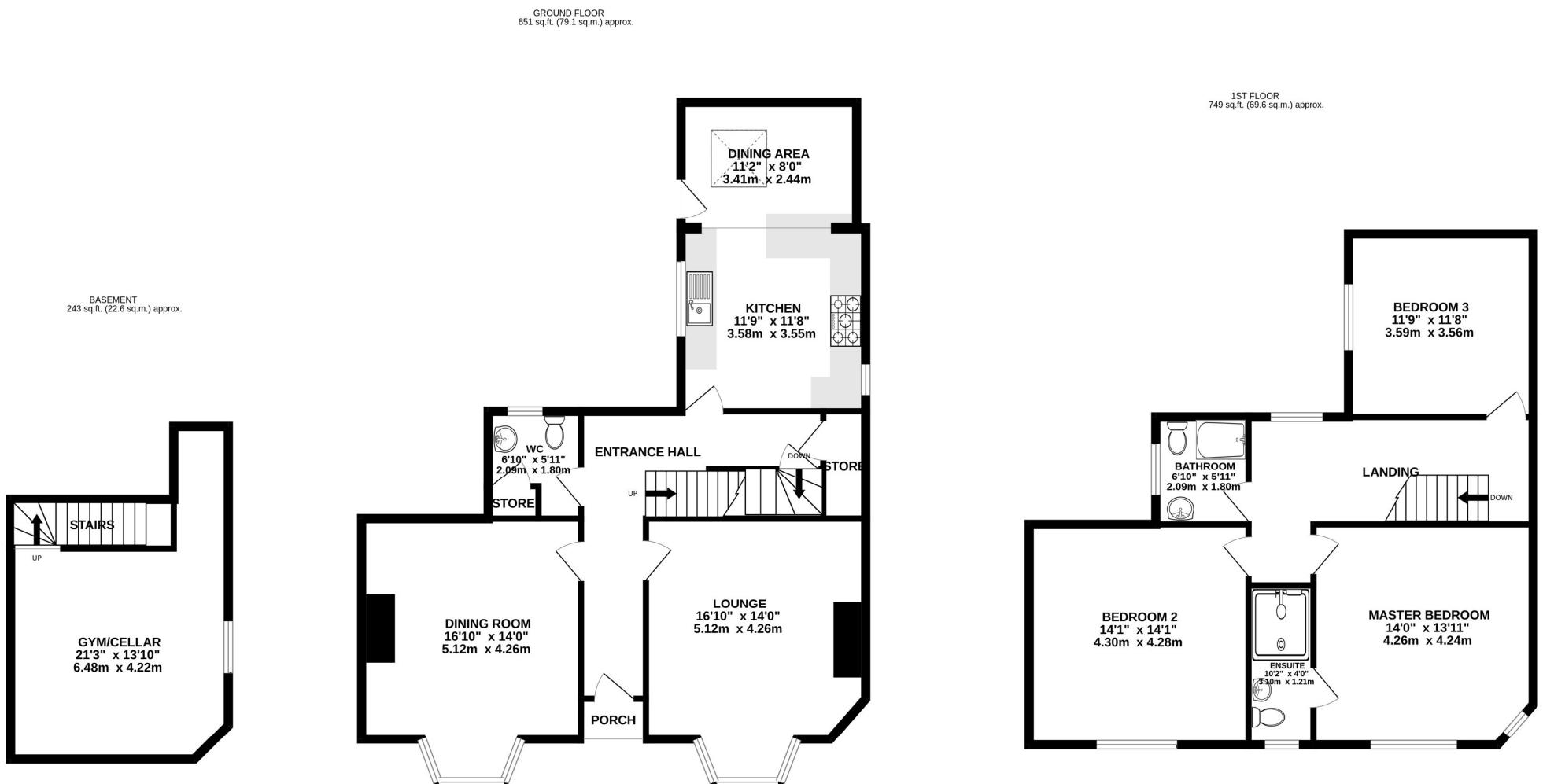
Tenure

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.

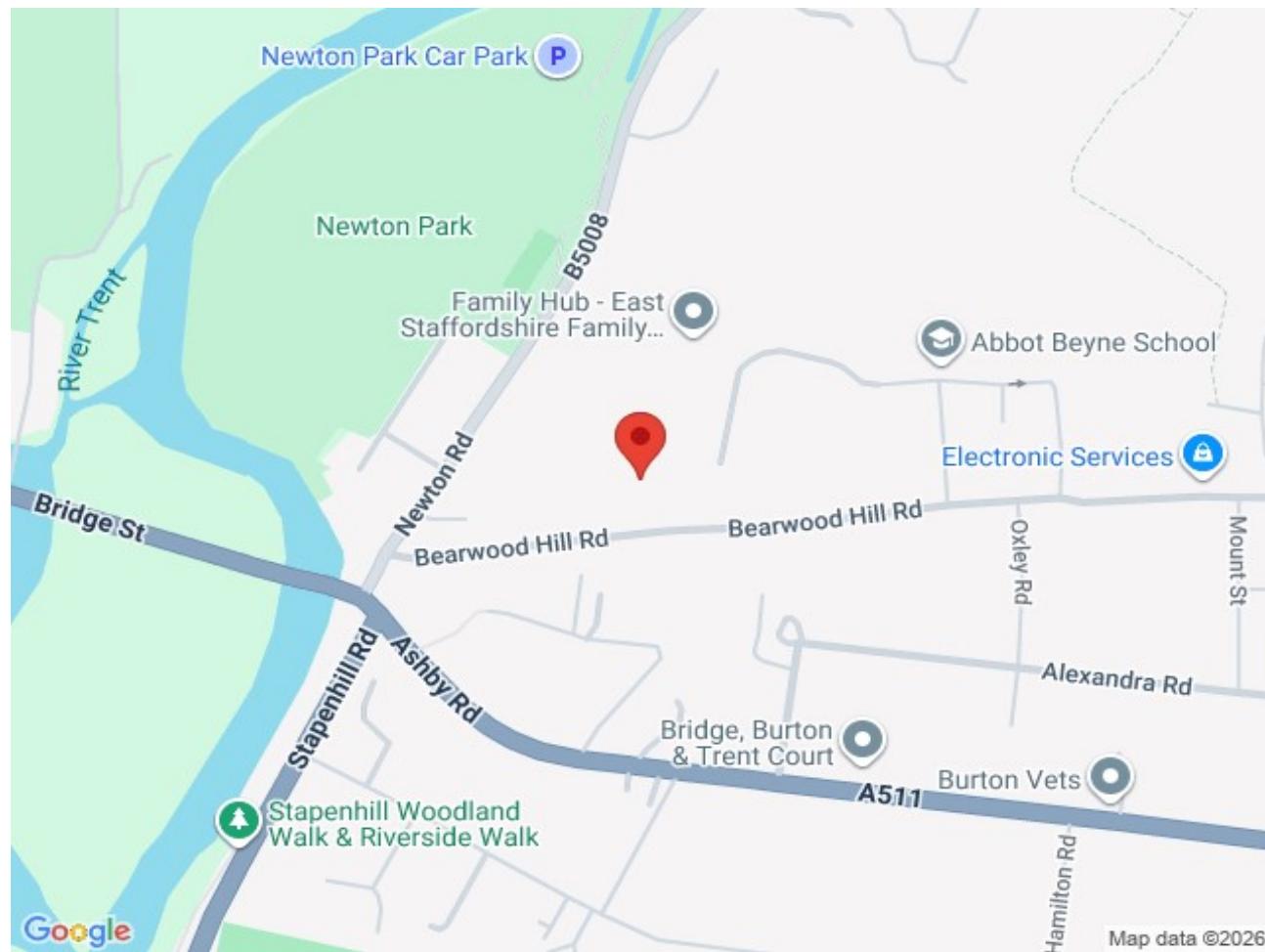




TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

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		
(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			

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