



Newfield Road, Winhill,
Burton-on-Trent



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£200,000



Key Features

- Extensive Corner Plot
- Well Presented Throughout
- Three Well Proportioned Bedrooms
- Kitchen / Breakfast Room
- Garage
- Field Views
- EPC rating D
- Freehold





This well presented semi-detached house offers a comfortable and spacious living environment, ideal for those seeking a desirable family home in the sought-after area of Winhill, Burton-on-Trent, Staffordshire. The property provides three well proportioned bedrooms, ensuring ample accommodation for residents and guests alike. The residence is complemented by a modern family bathroom and a light-filled public room, creating a welcoming atmosphere for everyday living and entertaining. An attractive kitchen and breakfast room provides both functionality and style, being well suited to family meals and informal gatherings.

The property benefits from gas central heating and UPVC double glazing, contributing to energy efficiency and year-round comfort. The extensive corner plot affords further appeal, offering a well maintained private garden suitable for relaxation, recreation, or gardening pursuits. The advantage of a garage delivers secure off-road parking and additional storage space, enhancing the practicality of the home. Enjoying views over open fields, the house is positioned to make the most of its location, thereby offering a pleasing sense of space and outlook.

The house is offered as a freehold, granting ownership security and peace of mind to prospective purchasers. Viewing is strongly recommended in order to fully appreciate the quality and appeal of this residence.

Local area

Situated in the established community of Winhill within Burton-on-Trent, Staffordshire, the property enjoys access to a variety of local amenities and

services. The area is known for its blend of green spaces and convenient transport links, as well as its proximity to recreational and educational facilities. The neighbourhood provides an attractive setting for families and professionals seeking a balance between suburban tranquillity and accessibility.

Accommodation In Detail

Entrance Hall 3.4m x 1.4m (11'2" x 4'7")

having staircase rising to first floor and one central heating radiator.

Reception Room 5.2m x 3.2m (17'1" x 10'6")

having Upvc double bay glazed window to front elevation and one central heating radiator.

Kitchen 4.3m x 2.8m (14'1" x 9'2")

having an array of base and wall mounted units, Upvc double glazed window to rear elevation, obscure Upvc double glazed door opening onto rear patio, one central heating radiator, gas fired central heating boiler, space for fridge/freezer, plumbing for washing machine, stainless steel sink and drainer, understairs storage cupboard, integrated electric oven with four ring gas hob, splashback and extractor hood over.

On The First Floor

Landing 1.8m x 2.7m (5'11" x 8'11")

having Upvc double glazed window to side elevation and airing cupboard.

Family Bathroom

having three piece suite comprising panelled bath with shower over, low level wc, pedestal wash basin and obscure Upvc double glazed window to rear elevation.

Bedroom One 3.8m x 2.4m (12'6" x 7'11")

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



Bedroom Two 3.8m x 2.5m (12'6" x 8'2")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 1.8m x 2.9m (5'11" x 9'6")

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

Outside

To the front of the property is a shared driveway leading to a single attached garage. To the rear is a patio seating area, extensive enclosed rear garden and a storage unit.

Services

All mains are believed to be connected.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

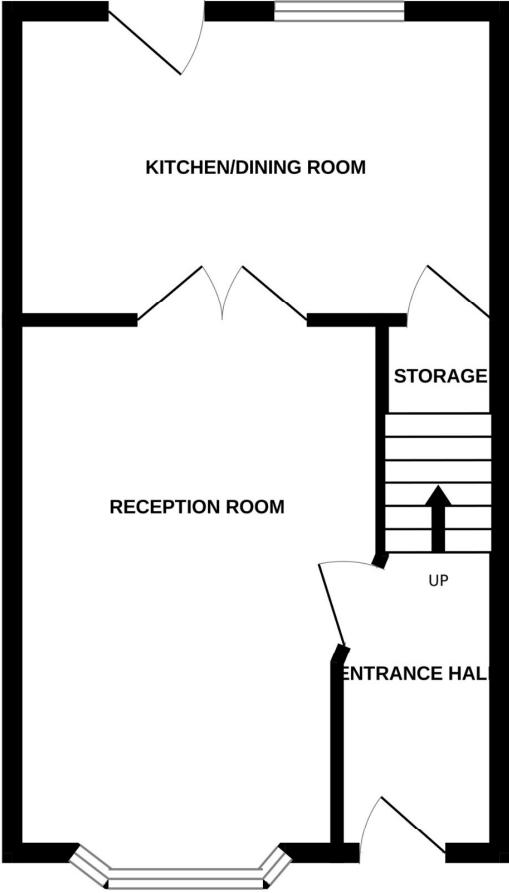
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

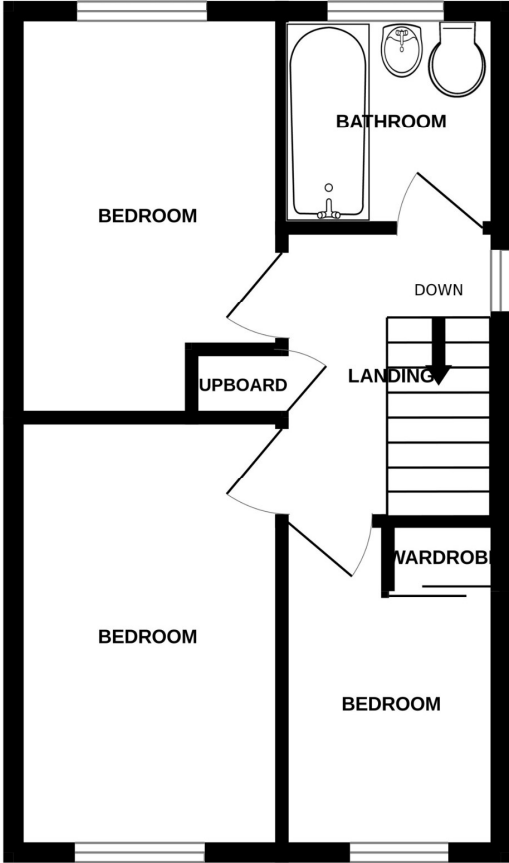
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



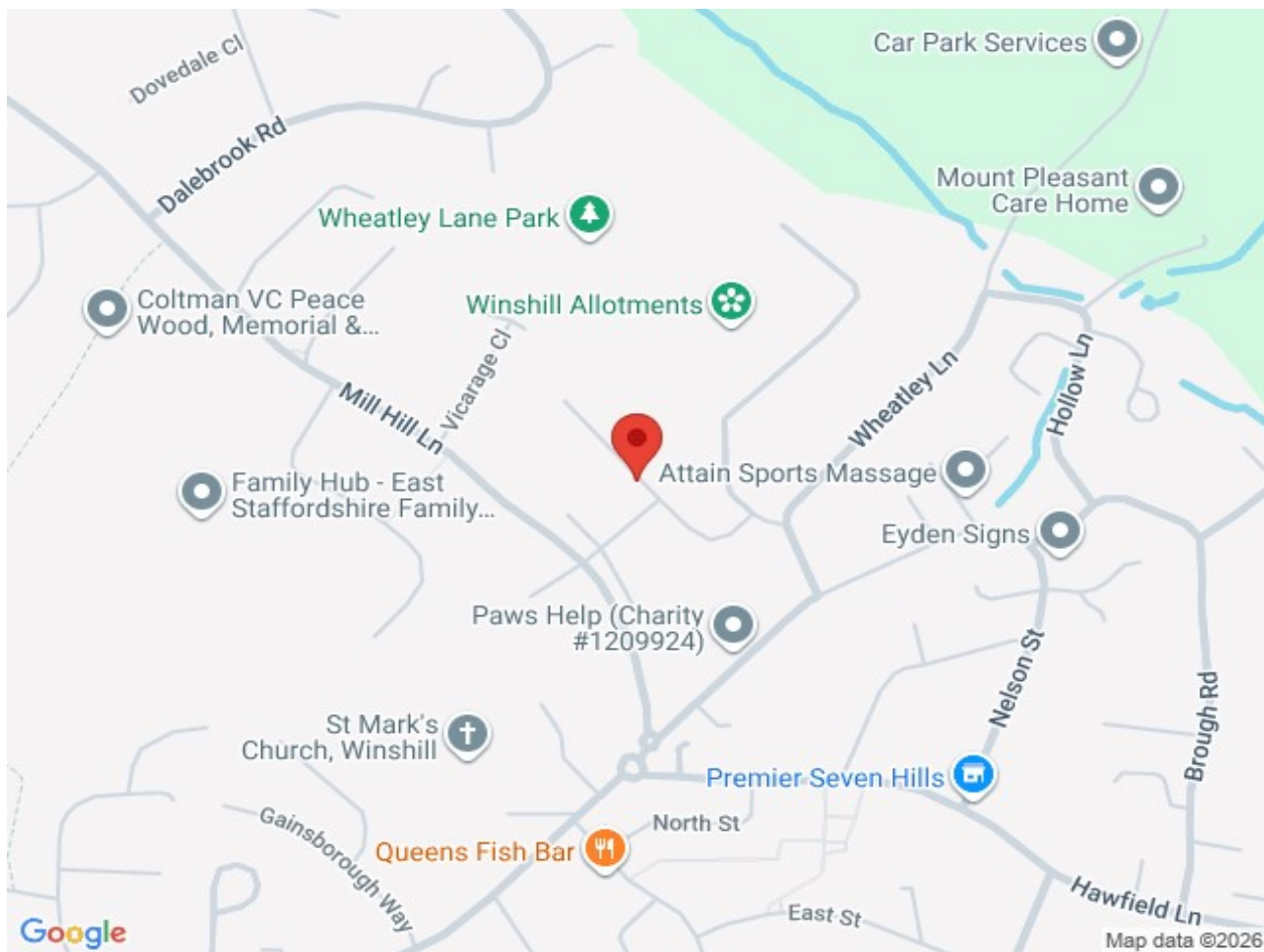
GROUND FLOOR



1ST FLOOR



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		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
43 Attain Sports Massage

