



High Bank Road  
BURTON-ON-TRENT

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## Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished & sizeable 4 bedroom Detached family home, situated on a lovely road in the Winshill area. The property welcomes you with an extensive driveway providing off-road parking for multiple vehicles along with steps leading to the property's main entrance, providing an enhanced level of privacy. Internally, the property has been finished to an exquisite standard throughout & offers a ground floor consisting of: lounge, family room, wonderful kitchen/diner providing the ultimate hosting space as well as a downstairs W/C for ease. On the first floor of the property you will find 3 great sized double bedrooms along with a large single which could be utilised in a multitude of ways whether it be an office, nursery or even as a gym like it currently is. Furthermore, 2 of the 3 double bedrooms host their own personal en suites making these rooms perfect as master bedrooms or guest rooms. To finalise the top floor, you will find the property's main bathroom which has been finished to a modern standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area. In addition to this, the rear garden also contains its own personal bar and a secure driveway & garage at the rear of the garden. Viewing of this breath taking property is essential!

## Entrance Hallway

Wooden flooring, spotlights, central heating radiator, under stair storage cupboard, security control panel.

## Lounge

Wooden flooring, window to front elevation, central heating radiator, media wall, spotlights.

## Kitchen/Diner

Wooden flooring, spotlights, bifold doors leading to rear garden, window to side elevation, window to rear elevation, integrated

appliances, resin sink and drainer, breakfast seating island, cupboards over counters, under counter spotlights, central heating radiator.

## Family Room

Wooden flooring, window to front elevation, central heating radiator, pendant light, storage cupboard.

## Downstairs W/C

Wooden flooring, window to side elevation, central heating radiator, low level flush W/C, hand wash basin, pendant light.

## Landing

Carpet flooring, window to side elevation, pendant light, storage cupboard, central heating radiator, loft access.

## Bedroom One

Carpet flooring, window to rear elevation, central heating radiator, spotlights, integrated double wardrobe x2

## Ensuite

Tiled flooring, window to side elevation, spotlights, central heating radiator, low level flush W/C, hand wash basin, walk in shower cubicle.

## Bedroom Two

Carpet flooring, window to front elevation, pendant light, central heating radiator.

## Ensuite

Tiled flooring, window to side elevation, spotlights, low level flush W/C, hand wash basin, walk in shower cubicle.

### Bedroom Three

Carpet flooring, window to rear elevation, central heating radiator, pendant light.

### Bedroom Four

Wooden flooring, window to front elevation, spotlights, central heating radiator.

### Family Bathroom

Tiled flooring, floor to ceiling wall tiles, window to front elevation, spotlights, central heating radiator, low level flush W/C, hand wash basin, walk in shower cubicle, free standing bath tub.

### Front Garden

Off road parking for multiple vehicles, steps leading up to the main entrance of the property, glass barrier providing safety aspect.

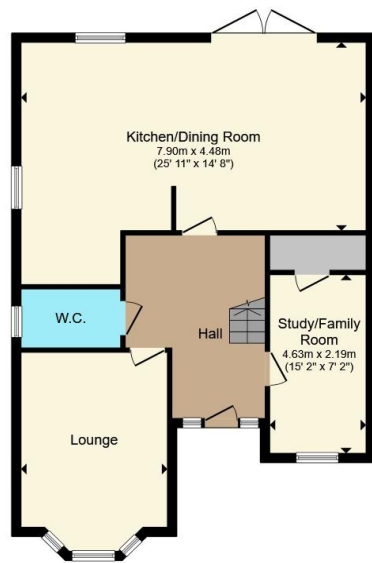
### Rear Garden

Enclosed rear garden, high level of privacy, patio slabbed seating area, under cover hot tub, large lawn area, personal wooden bar outhouse, double garage, outdoor pizza oven, secure off road parking for multiple vehicles at the rear of the property.

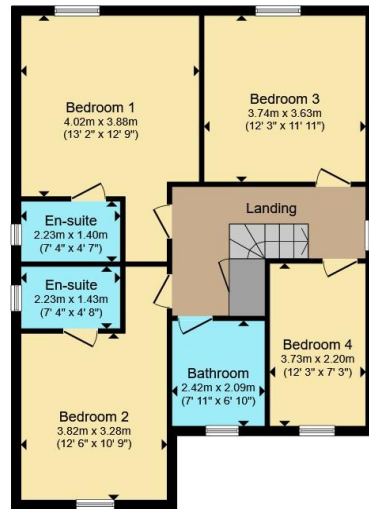




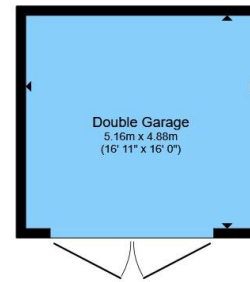




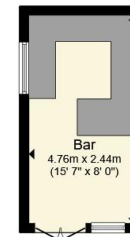
**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 192.3 m<sup>2</sup> (2,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: Awaited  
 Council Tax Band: F

Tenure: Freehold

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