



# HOPKINS & DAINTY

ESTATE AGENTS



**Church Hill Street, Burton-On-Trent, DE15 0HT**

**£295,995**

OPEN 7 DAYS A WEEK. HOPKINS & DAINTY are delighted to bring to market this substantial FIVE bedroom freehold detached house. Located in a sort after location in Winhill, Burton-on-Trent. Detached garage and off road parking for several cars, two large reception rooms along with a kitchen and utility room with lots of space, large rear garden that is mainly laid to lawn and is fully fenced.

This property has a full Solar panel & Battery storage that's fully owned and would significantly reduce the running costs of a large family home, it also comes with the addition of an EV charger.

**Lounge 23'9" x 13'7" max (7.24 x 4.16 max)**



A bright airy room that is large enough to accommodate a family, it has double glazed windows to front and rear elevations, central heating radiator and can easily accommodate a large family dining table too.

### Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation and central heating radiator. Plenty of room to hang coats and store shoes.

### Shower Room 7'9" x 3'2" (2.37 x 0.98)

Large Walk in shower with double glazed window, walk in shower and heated towel rail.

### Guest Cloakroom

From the Entrance Hallway is the guest cloakroom with W.C, wash hand basin and central heating radiator.

### Dining/ Family room 14'9" x 12'4" (4.51 x 3.78)



Large multi use room that could be used as a formal dining room, second lounge, study or a play room it has a double glazed window to front elevation and central heating radiator.

**kitchen 14'6" x 9'1" (4.42 x 2.77)**



Large family kitchen with double glazed window looking over the large rear garden, a range of wall and base units in a contemporary pale blue with wooden worktops incorporating a sink with drainer unit, cooker, extractor hood, space for appliances, space and plumbing for dishwasher, central heating radiator.

### Utility Room 10'8" x 9'3" (3.26 x 2.83)

Double glazed window and door to rear elevation, wall and base units that match the kitchen, sink with drainer unit and central heating boiler on wall. Room for a large American style fridge freezer and two built in utility cupboards that create substantial storage.

### Landing

Loft access with hatch.

### Bedroom 1 12'4" x 12'0" (3.77 x 3.67)



A bright and spacious main bedroom with a radiator and double glazed window to the front aspect, there is plenty of room for wardrobes in this room.

**Bedroom 2 13'0" x 11'3" (3.98 x 3.44)**



Bright and airy double second bedroom with a radiator and double glazed window overlooking the rear garden.

**Bedroom 5 10'3" x 9'6" (3.13 x 2.92)**



Bedroom with a radiator and double glazed window to the front aspect.

**Bedroom 3 12'11" x 12'5" (3.95 x 3.81)**



Bright double third bedroom with a radiator and double glazed window to the front aspect.

**Family Bathroom**



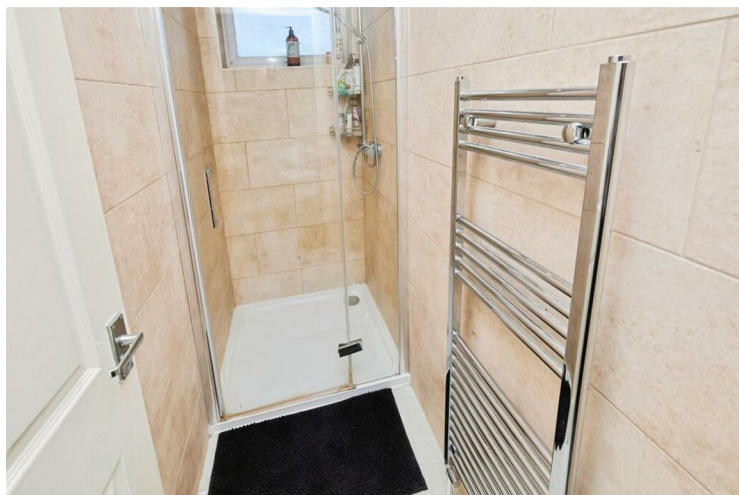
Spacious well equipped family bathroom with double glazed window to rear elevation, W.C, wash hand basin, vanity unit, spa bath, heated towel rail, extractor, fully tiled walls.

**Bedroom 4 11'5" x 8'6" (3.49 x 2.60)**



Fourth bedroom with a radiator and double glazed window overlooking the rear garden.

### Shower Room



Walk in shower, heated towel rail and tiled walls with double glazed window to the rear.

### Rear Garden



Large sunny rear garden. The fully fenced rear garden allows privacy and is ideal for entertaining a large family,

### Driveway and detached garage



Detached garage and versatile workshop with electric and lighting. Parking for several cars.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

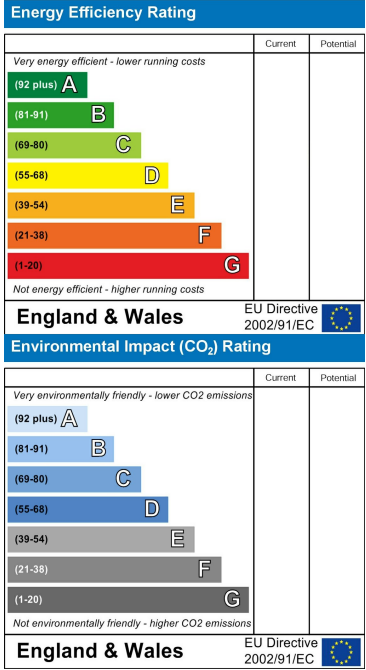
Floor Plan



Area Map



Energy Efficiency Graph



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