



Newfield Road, Winhill,
Burton-on-Trent



3



1



1

£185,000



Key Features

- Well Presented Family Home
- Cul De Sac Location
- Short Walk To Local Shops & School
- Three Bedrooms
- Gardens & Garage
- EPC rating TBC
- Freehold





A well presented family home situated on this appealing cul de sac within close proximity of the facilities and amenities available within Winshill and within easy walking distance of Abbot Beyne School. The property offers attractive accommodation complemented by a south facing rear garden. in brief the accommodation comprises: - living room, dining kitchen, three bedrooms and bathroom. Externally there is parking to the front and access to the garage located at the rear.

Accommodation In Detail

Part glazed entrance door leading to:

Lounge 4.76m x 4.34m (15'7" x 14'2")

having wood effect laminate flooring, bow window to front elevation, staircase rising to first floor and glazed panelled double doors opening into the Dining Kitchen.

Dining Kitchen 4.28m x 2.69m (14'0" x 8'10")

having stainless steel sink with mixer tap set into a marble effect worktop with tiled surrounds, base cupboards and drawers, appliance space for dishwasher and washing machine, wall mounted cupboards including glass fronted units, tiling to floor, part glazed Upvc door to rear elevation and window to rear.

On The First Floor

Landing

having airing cupboard housing central heating boiler.

Bedroom One 3.64m x 2.34m (11'11" x 7'8")

having one central heating radiator and window to rear elevation.

Bedroom Two 3.84m x 2.36m (12'7" x 7'8")

having one central heating radiator and window to front elevation.

Bedroom Three 2.93m x 1.86m (9'7" x 6'1")

having one central heating radiator and window to front elevation.

Bathroom

having three piece white suite comprising bath with shower attachment over and glazed folding screen, pedestal wash basin, wc, tiling to walls, wood effect flooring, window to rear elevation and ladder style radiator.

Outside

To the front of the property there is a block paved driveway and a further driveway (shared with neighbouring property) gives access to the detached garage and rear garden. To the rear is a very pleasant garden with patio area and lawn.

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.

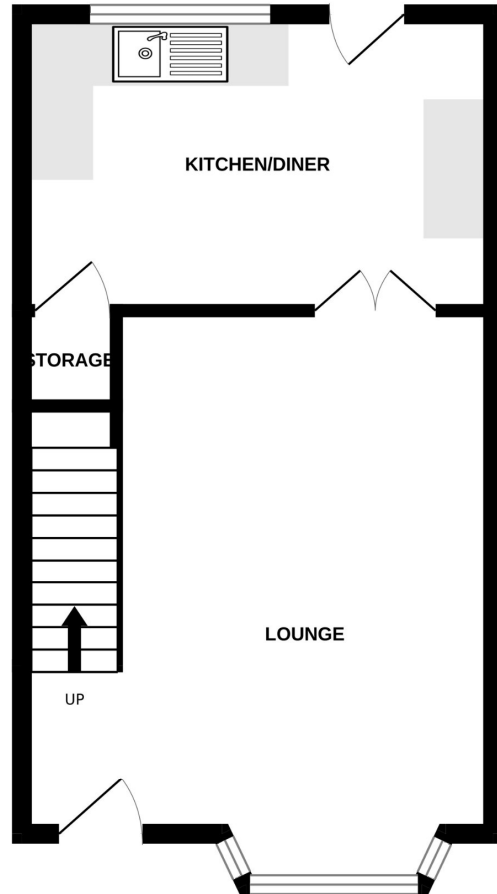
Tenure

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. 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

