

Highlands Drive

Winhill, Burton-on-Trent, DE15 0TY

John German



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Guide Price £320,000

Situated on the sought-after Highlands Drive in Winhill, this well-presented detached bungalow offers two double bedrooms, generous and versatile living accommodation, attractive gardens, a detached garage, driveway, useful summer house and a range of energy-efficient features including solar panels and an air source heat pump.



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The property is entered via a welcoming hallway, which benefits from a useful built-in storage cupboard and provides access to the accommodation. The spacious living room enjoys dual-aspect windows, allowing plenty of natural light, together with an attractive feature fireplace creating a focal point to the room.

To the rear of the property, the kitchen and sun room have been opened up to create an impressive and sociable open-plan kitchen/dining space. The kitchen is fitted with a range of wall and base units, curved-ended worktops, deep drawers, eye-level double oven, induction hob, integrated fridge freezer, wine cooler and double sink, together with space for a washing machine. The adjoining sun room is currently utilised as the dining area and creates a particularly light and airy space, with pleasant views over the rear garden.

There are two well-proportioned double bedrooms, while the bathroom is fitted with a shower, WC, bidet and hand wash basin with useful vanity storage.

Externally, the rear garden is a particular feature of the property, offering a generous patio area which steps down onto a lawn, surrounded by mature planting and established shrubbery. To the rear is a useful summer house with electricity, providing an ideal space for a home office, hobby room or additional storage.

A detached garage sits in front of the summer house and is approached via a driveway, with gates positioned closer to the garage providing additional security and creating an enclosed area to the rear. The property also benefits from solar panels and an air source heat pump, adding to the property's energy-efficient credentials.

The front of the property is complemented by a further lawned garden with mature shrubs, creating an attractive approach to the bungalow.

Located on Highlands Drive, a popular residential road within Winhill, the property is well placed for access to a nearby bus route and a range of local amenities, whilst Burton upon Trent town centre and its wider facilities are also within easy reach.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

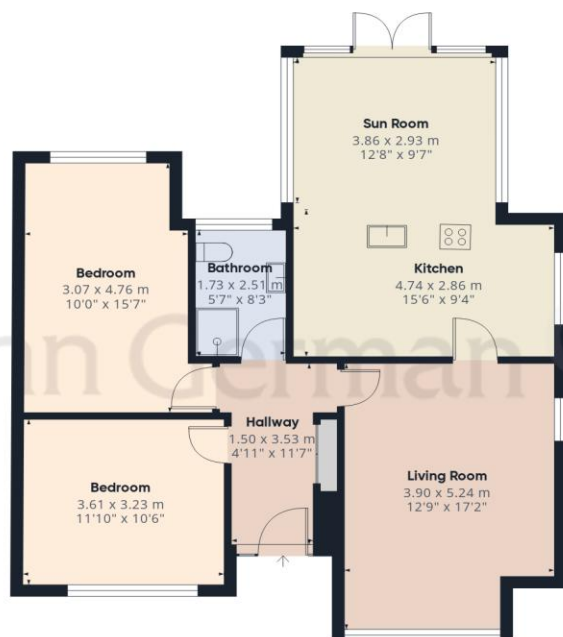
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28092026

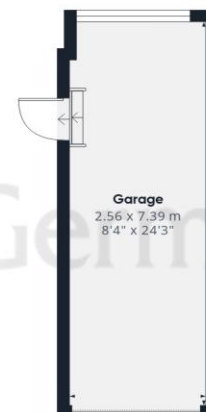
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

114.2 m²

1228 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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