

Hillsdale Road

Burton-on-Trent, DE15 0AN

John German



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Guide Price £330,000

Situated on the highly desirable Hillsdale Road in Winshill, this beautifully presented three-bedroom detached bungalow offers spacious and versatile single-storey living, complemented by a stunning private rear garden and the added benefit of no upward chain.

Approaching the property, the bungalow immediately impresses with its excellent kerb appeal, featuring attractive front hedging and a paved driveway providing ample off-road parking. The driveway extends to the side elevation, leading to a detached garage, ideal for additional parking, storage, or workshop space.

Upon entering, you are welcomed by a sizable entrance hallway which provides access to the well-proportioned accommodation throughout. The family bathroom is stylishly appointed and comprises a walk-in double shower, WC, hand wash basin, heated towel radiator, and ample space for additional storage furniture.

Bedroom three is positioned adjacent to the bathroom and offers fantastic versatility, making it ideal as a single bedroom, formal dining room, study, hobby room, or home office. The principal bedroom enjoys a front aspect window and offers generous space for a double bed along with additional furniture and storage. The second bedroom is another spacious double room and benefits from fitted wardrobes.

To the rear of the property lies the true highlight of this home - a superb open-plan kitchen and living area, perfect for both everyday living and entertaining. The spacious living area flows seamlessly into a large, well-equipped kitchen, fitted with an eye-level double oven, fridge freezer, integrated dishwasher, integrated microwave, gas hob with extractor fan, and an excellent range of wall and base units with drawers.

Leading off the living space is a tranquil sunroom, offering the perfect place to relax and enjoy views of the garden throughout every season.

Outside, the property boasts a beautifully private and well-maintained rear garden, which is undoubtedly a spectacular selling point. Designed to maximise enjoyment of the outdoor space, the garden features multiple seating areas to enjoy both sun and shade, a small lawn, patio areas, mature shrubs and flowering borders, a decked seating area, charming wooden archways, and decorative pebbled sections.

The location is equally appealing, being conveniently positioned close to a wide range of local amenities including shops, supermarkets, well-regarded schools, parks, and transport links. Burton town centre and the railway station are within easy reach, while Winhill offers excellent everyday convenience with nearby schools such as Winhill Village Primary and Abbot Beyne School, plus local convenience stores within around half a mile.

Early viewing is highly recommended to fully appreciate the space, presentation, and superb location this wonderful bungalow has to offer. The property also benefits from solar panels.

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:** Driveway & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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: JGA07042026







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 934 ft²
 86.7 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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