

# Highfield Drive

Winhill, Burton-on-Trent, DE15 0LH

John  
German





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£405,000

Set on a generous 1/3 ACRE PLOT, this three-bedroom bungalow offers bright, spacious living with a 25ft LOUNGE, triple-aspect kitchen diner and peaceful WOODLAND VIEWS. Recently improved but still full of potential, it's ideal for buyers seeking space to grow—whether finishing the renovation, extending (STPP) or reconfiguring to suit their lifestyle. A rare mix of privacy, versatility and convenience close to Burton-on-Trent's amenities and transport links.

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Upon entering the property, you are welcomed into a practical entrance porch, ideal for shedding coats and shoes. Immediately to the right is a convenient WC with hand wash basin. Straight ahead lies the laundry/boot room, a highly functional space with room for coats, footwear, a washer, dryer, and even an area for drying clothes or ironing. To the left, you step into the expansive kitchen diner, a bright and sociable room enhanced by triple-aspect windows. The kitchen is designed in a classic L-shaped shaker style, complete with wall and base units, an eye-level oven and microwave, gas hob with extractor fan, and a generous space for an American-style fridge freezer. At the dining end, there is ample room for a full family table and chairs, making this a true hub for daily living. The kitchen diner flows into the impressive 25ft living room, giving the space an open and connected feel. This standout reception room features a striking bay window with views across the plot and French doors opening directly onto the garden. A charming feature nook sits off to one side-currently used as a study but formerly a wine storage area-offering a unique and versatile touch.

Moving through the hallway, to the right is bedroom three, ideal as a single bedroom, nursery, or home office. Opposite is the newly renovated family bathroom, finished to a modern standard with a double walk-in shower, twin "his and hers" sinks, WC, and full-height tiling. The second bedroom is a well-proportioned double with plenty of space for wardrobes and furniture, enhanced by an original feature fireplace. The master bedroom is the largest, boasting generous proportions and a beautiful bay window overlooking the surrounding woodland, providing a peaceful and private outlook. The living room also includes a dedicated space for a future exposed log burner, allowing new owners to create an inviting focal point.

Although the current owners have already undertaken a significant amount of improvement work, the property still requires further renovation. Importantly, much of the groundwork has been done, giving prospective buyers an excellent head start and a chance to continue the project to their own taste and specification. Development potential here is substantial. The bungalow offers scope to extend upwards (subject to planning permission), and the owners previously explored the idea of adding a separate annexe at the lower end of the plot-again subject to planning consent. With approximately one-third of an acre to work with, the possibilities for expansion, redesign, or multi-generational living are considerable.

The property is situated in Burton-on-Trent, a well-connected Staffordshire town known for its brewing heritage, riverside walks, and strong local amenities. The area offers a balance of semi-rural tranquillity with excellent access to major transport links, reputable schools, supermarkets, cafés, and leisure facilities. Its central position makes it ideal for commuters heading towards Derby, Lichfield, Tamworth, or the surrounding villages, while still providing easy reach of green spaces and scenic countryside.

**Agents notes:** There is a TPO on the Holly in the rear garden. The footpath is shared with right of access.

**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

**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/>

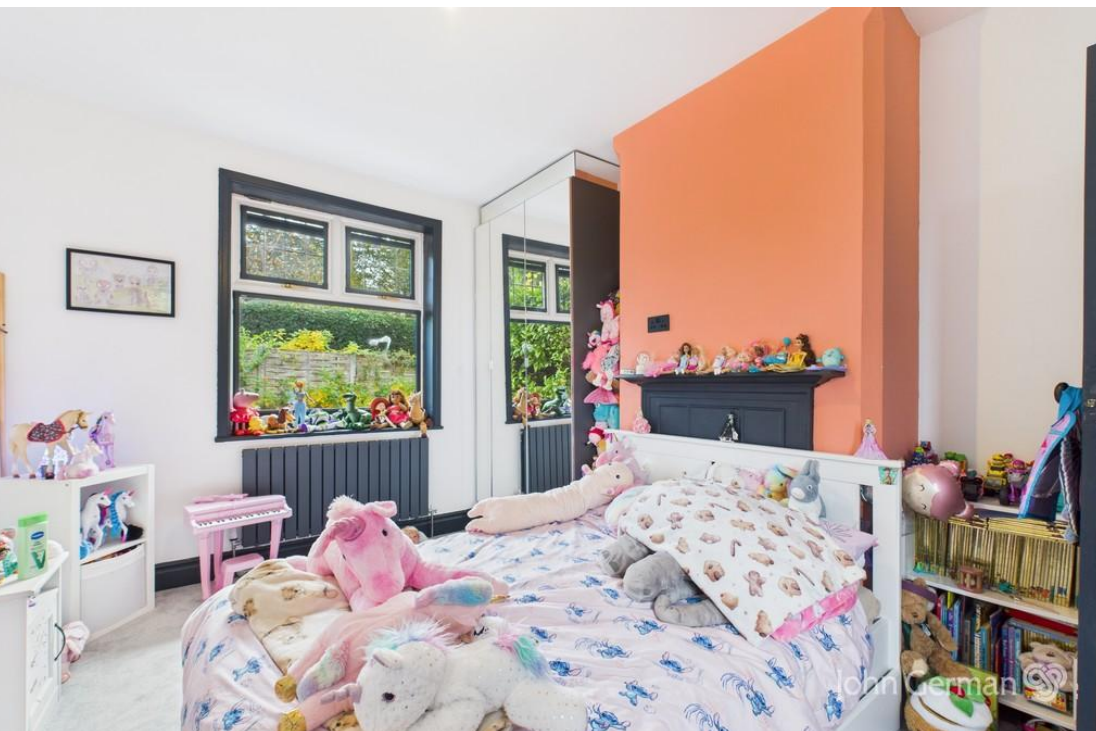
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

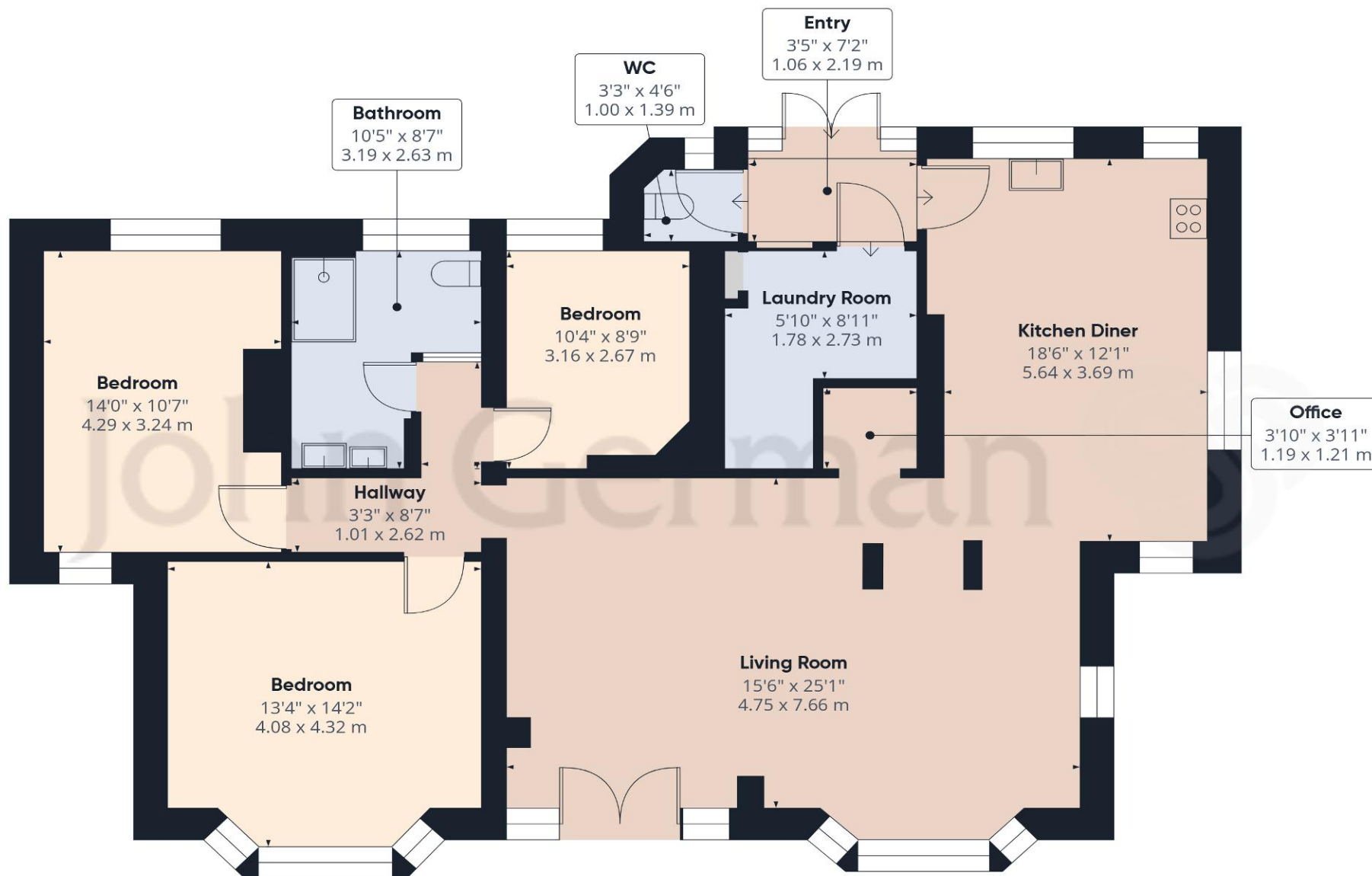
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10112025







**Approximate total area<sup>(1)</sup>**  
1301 ft<sup>2</sup>  
120.9 m<sup>2</sup>

(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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## 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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

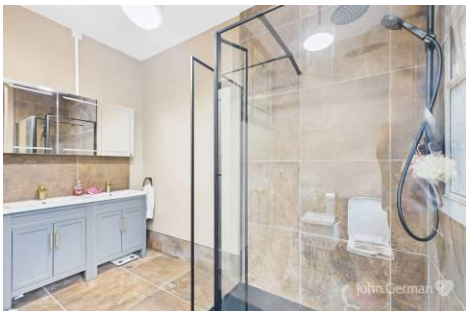
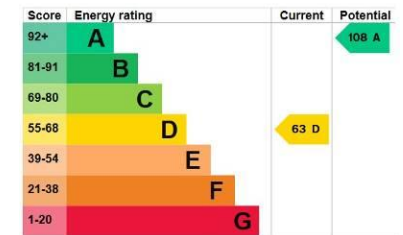
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

## 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.



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