



Highlands Drive, Winhill,
Burton-on-Trent



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£320,000



Key Features

- Impressive Detached Bungalow
- Highly Regarded Residential Location
- Two Large Double Bedrooms
- Fabulous Open Plan Living Dining Kitchen
- Highly Energy Efficient With Solar & Air Source Heat Pump
- Beautifully Landscaped Gardens
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this impressive two double bedroomed extended detached bungalow located in a highly regarded position close to a wealth of amenities and facilities. The home is presented to a high standard throughout and is highly energy efficient with a large bank of solar panels on the roof together with a air source heat pump and Tesla 2 13.5 kw battery. Internally the double glazed and centrally heated accommodation comprises: - entrance hall with cloaks cupboard off, large bay windowed lounge, stunning well fitted kitchen with a good range of built-in appliances, garden room/conservatory, two double bedrooms and a well fitted shower room. Outside a sweeping driveway provides ample parking and leads to a detached garage, large timber garden room/work from home office and there is an extensive lawned fore garden and to the rear is a lovely landscaped garden with patio and raised gardens.

Accommodation In Detail

Open Recessed Entrance Canopy

having half obscure Upvc double glazed entrance door with double glazed lights to either side leading to:

Entrance Hall 3.86m x 1.52m (12'8" x 5'0")

having access to loft space via retractable ladder, one central heating radiator, thermostatic control for central heating and large useful cloaks cupboard with shelving and hanging space.

Front Sitting Room

3.93m x 4.26m extending to 5.5m into bay - having Upvc double glazed window to front elevation, Upvc double glazed window to side, feature Sandstone fireplace with Gothic detail and matching hearth together with inset Living Flame gas fire, two central heating radiators and fitted wall light points.



Fabulous Open Plan Kitchen 4.75m x 2.56m (15'7" x 8'5")

having a lovely array of cream fronted base and eye level units with complementary marble effect working surfaces, AEG built-in double oven, Bosch induction hob, polycarbonate sink and draining unit, integrated wine cooler, engineered oak stripped flooring, low intensity spotlights to ceiling, Upvc double glazed window to side elevation, fitted kickstrip heater and opening leading through to:

Conservatory/Garden Room 3.25m x 4m (10'8" x 13'1")

having tri-polycarbonate panelled roof, Upvc double glazed lights with various top openers, two central heating radiators, solid engineered oak flooring and Upvc double glazed French doors opening out to the rear patio.

Master Bedroom 4m x 3.1m (13'1" x 10'2")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two 3.66m x 3.25m (12'0" x 10'8")

having Upvc double glazed window to front elevation and one central heating radiator.

Shower Room

having modern four piece suite comprising over-sized shower enclosure with thermostatically controlled shower, sliding glass and chrome shower doors, low level wc, with concealed cistern, bidet, vanity wash basin with range of cupboards under and over, full tiling complement to walls and floor, obscure Upvc double glazed window to rear elevation and heated chrome towel radiator.

Outside

To the front of the home is a mainly lawned fore garden with an adjacent driveway leading to a detached garage and beyond this is a detached timber garden room. The rear garden features a large Indian Sandstone patio, shaped lawns, raised borders, external lighting and water supply. Please note there is a 6kwh solar panel system run with a Daikin air source heat pump and Tesla 2 13.4 kw battery.



Garage 7m x 2.43m (23'0" x 8'0")

having up and over door, electric light, power, side courtesy door and rear window.

Garden Room 5.2m x 2.3m (17'1" x 7'6")

having low intensity spotlights to ceiling, sealed unit double glazed windows and doors.

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.

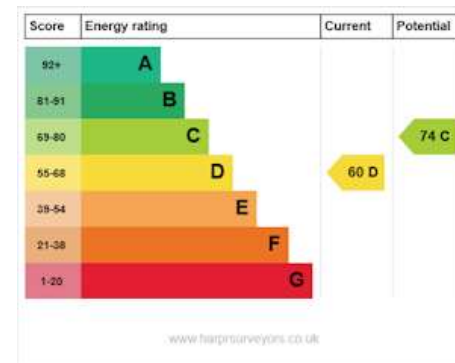
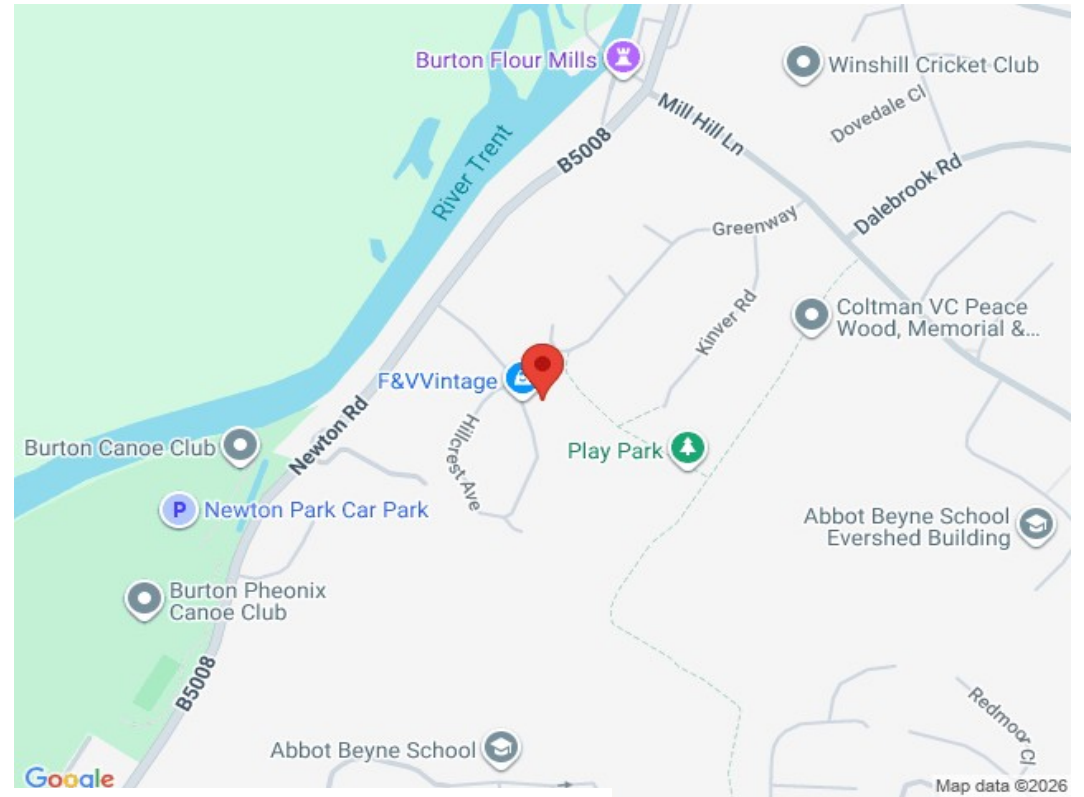
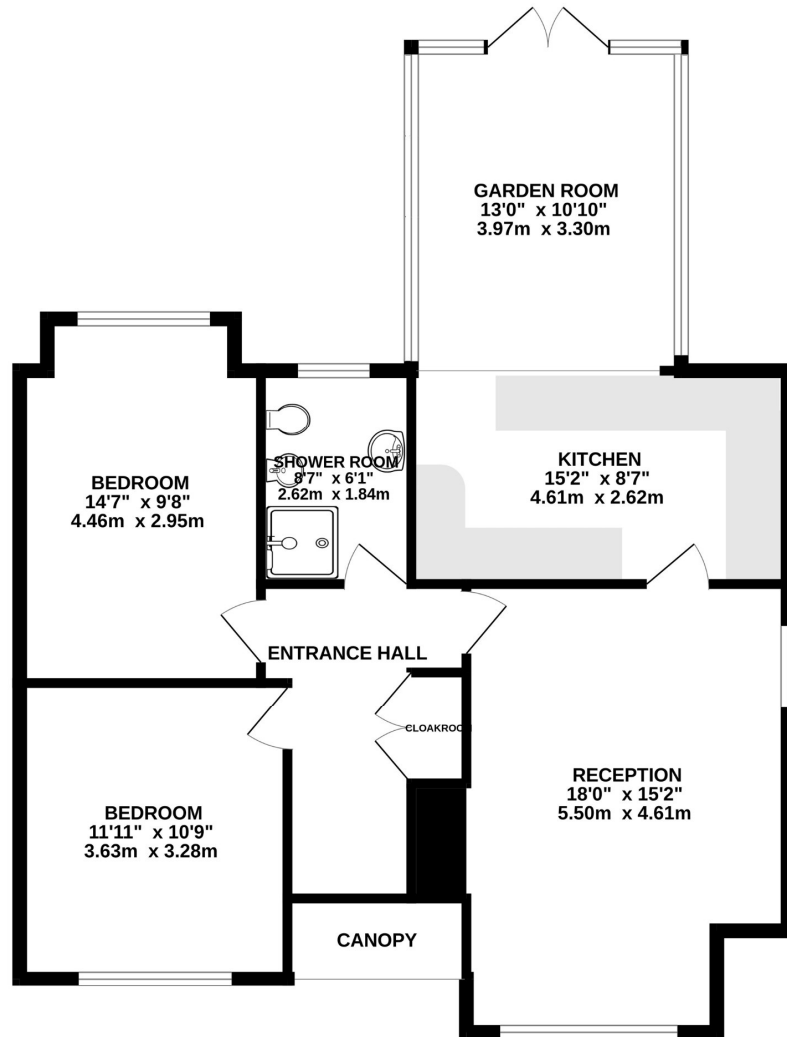
Note

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
919 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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