

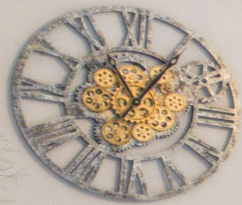
Greenway

Burton-on-Trent, DE15 0AR

John German



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# Greenway

Burton-on-Trent, DE15 0AR

Guide Price £365,000

A well presented and move-in ready four-bedroom detached family home, situated in the highly desirable residential location of Greenway, Winshill, offering spacious and versatile accommodation alongside a stunning family-sized rear garden.

Approached via a driveway providing off-road parking and complemented by a front garden, the property welcomes you through an entrance porch before leading into the main accommodation.

Positioned to the front of the home is a spacious living room, beautifully centred around a feature fireplace, creating a warm and inviting space for relaxing with family and friends.

The former garage has been thoughtfully converted to create an additional reception room, offering excellent versatility as a family room, playroom, home office or snug depending on individual requirements.

To the rear of the property is the superb newly fitted kitchen diner, undoubtedly the heart of the home and designed perfectly for modern family living. The contemporary kitchen comprises a comprehensive range of wall and base units alongside integrated appliances including a fridge freezer, dishwasher, eye-level double oven, induction hob with extractor hood and ample drawer and worktop space for food preparation and entertaining.

Leading from the kitchen is a practical utility room providing further storage together with space and plumbing for both a washing machine and tumble dryer. A useful ground floor cloakroom fitted with a WC and hand wash basin completes the downstairs accommodation.

To the first floor, the property offers four well-proportioned bedrooms, making it an ideal home for growing families. The principal bedroom benefits from its own en-suite shower room comprising a shower cubicle, WC and hand wash basin, whilst the remaining bedrooms are served by the family bathroom.

Externally, the rear garden is a true standout feature and offers a wonderful blend of family and entertaining space. A newly laid patio provides an excellent seating and dining area, extending into a further generous patio space ideal for summer gatherings and outdoor entertaining.

The remainder of the garden is predominantly laid to lawn and gently rises towards the rear, where steps lead to an elevated section surrounded by mature trees, established shrubs and attractive planting. Sunny, picturesque and beautifully established, this wonderful outdoor space provides a private and peaceful retreat for the whole family to enjoy.

Greenway is one of Winhill's most popular residential locations, benefiting from excellent access to a range of local amenities including supermarkets, convenience stores, cafés, takeaways and healthcare facilities. Families are particularly well catered for with a selection of well-regarded schools nearby, whilst outdoor enthusiasts can enjoy numerous parks, green spaces and countryside walks within easy reach.

The property also offers excellent transport links with convenient access to Burton town centre, the A38 and surrounding road networks, making commuting to nearby centres such as Derby, Lichfield and Birmingham straightforward.

Offering flexible living space, a beautifully landscaped garden and a sought-after location, this superb family home is ready for its next owners to simply move in and enjoy.

**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 **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 D

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

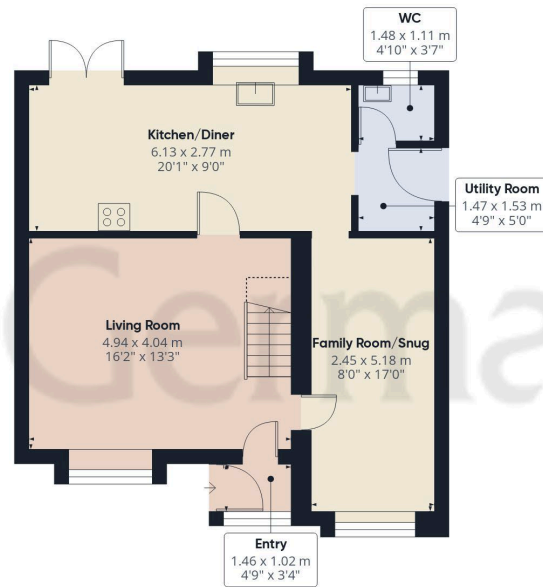
**Our Ref:** JGA06072026

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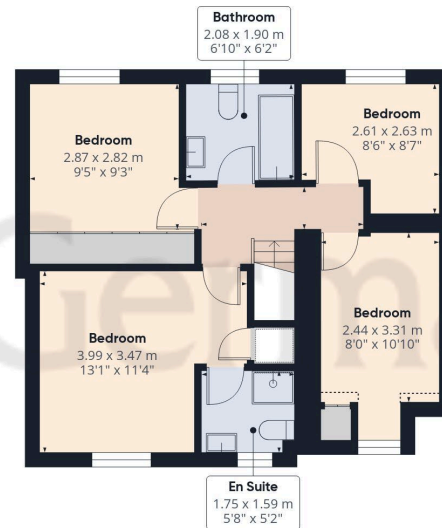
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

103.6 m<sup>2</sup>

1113 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

**GIRAFFE360**



### 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.

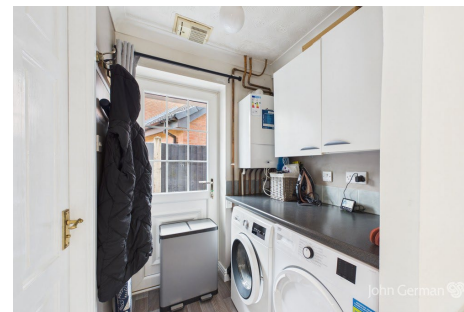
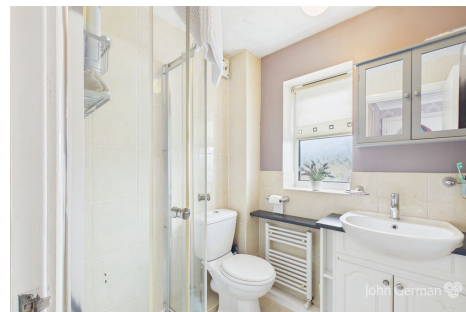
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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